COUNTY DEPARTMENT AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Pete Frisina
Meeting Date:	Wednesday, March 2, 2011	Type of Request:	New Business

Wording for the Agenda:

Director of Community Development Pete Frisina will update the Board on the County's requirements to perform a Full Plan Update of the Fayette County Comprehensive Plan.

Background/History/Details:

Standards and Procedures for Local Comprehensive Planning, as administered by the Georgia Department of Community Affairs, require periodic updates of the Comprehensive Plan. Fayette County is scheduled to complete and adopt a Full Plan Update by June 30, 2012, (see attached backup material for details.)

What action are you seeking from the Board of Commissioners?

The purpose of this agenda item is to inform the Board of Commissioners that staff is starting this process. The portions of the Full Plan Update that the Board of Commissioners needs to review and determine if there is consensus on at this time, is the Community Participation Program and within the Community Assessment: Issues and Opportunities (page 1), Areas Requiring Special Attention (page 11), Character Areas (page 13), and Assessment of Consistency With Quality Community Objectives (page 17).

If this item requires funding, please describe:

Not applicable

Has this issue come before the Commissioners in the past?	No	If so, when?	
Do you need audio-visual for the presentation?	No	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Not Applicable	Reviewed by Legal	
Approved by Purchasing	Not Applicable	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

Fayette County Comprehensive Plan
Full Plan Update

Purpose: *Standards and Procedures for Local Government Planning* (Chapter 110-12-1) were issued by the Georgia Department of Community Affairs on May 1, 2005. These standards require a Full Plan Update of a comprehensive plan every ten years. Fayette County is required to complete and adopt a Full Plan Update of the Fayette County Comprehensive Plan by June 30, 2012.

Overview: The Full Plan Update of the comprehensive plan is required to include three components: (1) Community Assessment; (2) Community Participation Program; and (3) Community Agenda.

1. Community Assessment: Assessment of data and information that includes:
   a. A list of potential ***Issues and Opportunities*** that the community may want to address in the Community Agenda element;
   b. An analysis of existing development patterns, including a map of recommended ***Character Areas*** for consideration in developing an overall vision for the community;
   c. An evaluation of current policies, activities and development patterns for consistency with the ***Quality Community Objectives***; and
   d. An analysis of data and information to check the validity of the above evaluations and the potential issues and opportunities.

2. Community Participation Program: This section will define the proposed strategy for ensuring adequate public participation and stakeholder involvement in the preparation of the Community Agenda portion of the plan.

3. Community Agenda: This element is intended to define the community's vision for the future and its strategy for achieving that vision. It will be prepared with input from stakeholders and the general public. The Community Agenda must include three major elements:
   a. A community vision for the future development of the community, identified as unique ***Character Areas***, each with its own strategy for guiding future development patterns;
   b. A list of ***Issues and Opportunities*** identified by the community for further action; and
   c. An implementation program for achieving the vision and addressing the issues and opportunities.

The aforementioned standards and procedures require that the Community Assessment and Community Participation Program be completed and transmitted by resolution to the Atlanta Regional Commission (ARC) for review and approval before starting the Community Agenda. Public hearings are required before the Planning Commission and Board of Commissioners on the Community Assessment and Community Participation Program and adoption of a resolution transmitting them to ARC.

Upon completion, the Community Agenda will be transmitted by resolution to the ARC and Georgia Department of Community Affairs (DCA) for review and approval. Public hearings are required before the Planning Commission and Board of Commissioners on the Community Agenda and adoption of a resolution transmitting them to ARC and DCA. The final step is the

County adoption of the Full Plan Update prior to June 30, 2012. This step must be voted on by the Board of Commissioners but does not require a public hearing.

COMMUNITY PARTICIPATION PROGRAM

Introduction

The Community Participation Program is important in obtaining citizen participation and involvement in the Community Agenda portion of the Full Plan Update. The purpose of the Community Participation Program is to insure that citizens and other stakeholders are aware of the planning process and are provided opportunities to provide input.

List of Suggested Stakeholders

The County will identify local stakeholders that have an interest in the development of the Community Agenda. The stakeholders are comprised of representatives of the various local groups and organizations. Input from the stakeholders will be sought throughout the planning process. As the planning process moves forward, additional stakeholders are likely to be identified and contacted for input.

Table 1
Potential Fayette County Stakeholder Listing

Citizens
County Staff (Various County Departments)
Law Enforcement (Sheriff's Office)
Fayette County School System
Municipalities
Fayette County Development Authority
Fayette County Chamber of Commerce
Fayette County Board of Realtors
Hospital
Residential Developers, Builders, Contractors
Commercial Developers, Builders, Contractors
Local Civil Engineering Firms, Specializing in Land Development
Local Land Trusts and/or Environmental Organizations
Senior Services
Local Representatives of Agricultural and Forestry (Farm Bureau)
Home Owner Associations

List of Participation Techniques

The Fayette County Planning and Zoning Department will guide the citizen participation efforts associated with the Community Agenda. The Community Participation Program tasks are derived from the need to inform the public of the Community Agenda. The following tasks will aid in the planning, assessment, evaluation, and implementation of the process:

Kick-Off Public Meeting

Fayette County will host a kick-off meeting to officially announce the Community Agenda planning process to the citizens and stakeholders.

Steering Committee

A Steering Committee shall be composed of citizens and representatives from the Potential Stakeholders List to assist in the Community Agenda process. The Steering Committee will provide guidance and feedback throughout the planning process. Meetings will be scheduled at appropriate benchmarks.

Stakeholder Interviews

The purpose of stakeholder interviews is to identify major community issues and develop a complete understanding of the public opinions, comments, and concerns. The results will be incorporated into the development of the Community Agenda and used to illustrate the impact that the feedback has had on the plan.

Open House

An open house presentation of the Community Agenda will be scheduled near the end of the planning process.

Public Information Outreach Plan

The Fayette County Planning and Zoning Department will coordinate the development of an effective plan to publicize information on the planning process to its citizens and other stakeholders. The following tactics will be used to inform the citizens and media about the plan progress.

- Project Website – The Fayette County website will provide information on the Community Agenda process and will be a conduit for public input.
- Public Information Materials – Outreach materials will be created and used to provide information on the Community Agenda process. These materials will be distributed at public meetings and other County locations such as the Fayette County Library.
- Cable Television – Notices for input will be posted on Fayette County's public access station, cable channel 23.

Required Public Hearings

Fayette County will advertise all required public hearings in compliance with state regulations for transmittal of the Community Agenda to the Atlanta Regional Commission and Georgia Department of Community Affairs.

FAYETTE COUNTY COMMUNITY ASSESSMENT

INTRODUCTION

Purpose and Scope

The purpose of this assessment is to address the components as required by the Standards and Procedures for Local Comprehensive Planning which were established on May 1, 2005. These components include Potential Issues and Opportunities; Analysis of Existing Development Patterns including Existing Land Use Map, Areas Requiring Special Attention, and Recommended Character Areas; Analysis of Consistency with Quality Community Objects; and Supporting Analysis of Data and Information.

1.0 ISSUES AND OPPORTUNITIES

Population Change

(Issue) Based on the U. S. Census, from 2000 to 2010 Fayette County grew from 91,263 to ___ _, an increase of __%. Most of this growth occurred from 2000 to 2005 when the estimated population growth reached _____. The annual growth rate decreased from ____per year (2000 – 2005) and fell to ____ per year from 2006 – 2010. ARC forecasts of population and housing growth reflect a slow growth rate through 2020 followed by a renewed increase to the2040.

Economic Development

- (Opportunity) Fayette County has a highly educated workforce, 40.9 percent of the population have a bachelor's degree or higher (American Survey 5-Year Estimates 2005-2009, US Census Bureau).

- (Issue) Fayette County needs to attract businesses that employ a highly educated workforce.

- (Issue) Traditionally, Fayette County's economy has been highly dependant on the airline industry given its proximity to the Hartsfield Airport. Currently the airline industry is going through an unstable period.

- (Issue) The current economic condition is affecting business attraction and retention.

- (Issue) The lack of an interstate within Fayette County could be a competitive disadvantage in terms of attracting some types of businesses.

- (Issue) The lack of a county-wide centralized sewer system could be a competitive disadvantage in terms of attracting some types of businesses.

- (Opportunity) High intensity business development requiring a high level of public services (water & sewer) should be directed to areas served by a public water system and a centralized sewerage system (Fayetteville, Peachtree City and portions of Tyrone).

Housing

- (Opportunity) Fayette County can provide a mix of housing types between the unincorporated county, and the incorporated municipalities where a public water system and a centralized sewerage system is available to serve higher densities.

Land Use

- (Issue) Annexation of unincorporated areas into a municipality can cause conflicts in land use.

- (Issue) The programmed widening of state highways will impact existing and future development along these roadways.

- (Issue) The lack of an interstate within Fayette County could be a competitive disadvantage in terms of attracting some types of businesses.

- (Opportunity) High intensity/density development should be directed to areas served by a public water system and a centralized sewerage system (Fayetteville, Peachtree City and portions of Tyrone).

- (Issue) Environmental concerns such as water supply watersheds, groundwater recharge areas, poor soils, flood plain, and wetlands will affect development intensity.

- (Issue) The relatively low topography, poor soils and a high water table dictate low-density development in the south end of the county.

Transportation

- (Issue) Some transportation corridors are congested during peak traffic hours.

- (Issue) Approximately 73 percent of the workforce commutes to jobs outside of Fayette County (2008 ARC/On the Map US Census Bureau).

- (Issue) Growth is surrounding counties is impacting roads in Fayette County as a commuting route.

- (Issue) Fayette County lacks a county-wide multi-use path network.

- (Issue) Existing roads are to some degree not conducive to pedestrian and bike accessibility.

- (Issue) Fayette County's main access to I-85 (SR 74) becomes congested during peak travel times.

Natural & Cultural Resources

- (Issue) Approximately 75 percent of the county is within a water supply watershed.

- (Issue) Approximately 26 percent of the county is within a groundwater recharge area.

- (Issue) Farmland and timberland is being lost to development changing the visual character of the county.

- (Opportunity) Conservation Subdivision regulations will help to preserve a non-urban character and provide green space.

- (Issue) Fayette is included in the Atlanta region's non-attainment area for ozone.

- (Opportunity) Fayette County has adopted the applicable Rules for Environmental Planning Criteria (GA DNR) ordinances (Water Supply Watersheds, Protection of Groundwater recharge Area, and Wetlands Protection).

Facilities and Services

- (Issue) Continued growth will require an increase in public services.

- (Issue) The cost of providing public services and facilities for new development will continue to increase.

- (Opportunity) Fayette County in conjunction with the Towns of Brooks, Tyrone and, Woolsey assesses impact fees for the provision of Fire Services.

- (Issue) In terms of infrastructure, portions of the County are not served by public water and centralized sewerage is only available in Fayetteville, Peachtree City and portions of Tyrone.

Intergovernmental Coordination

- (Issue) Annexation of unincorporated areas into a municipality can cause conflicts in land use.

- (Opportunity) Fayette County and the City of Fayetteville are working jointly on a Master Plan for development in the Hospital Study Area.

- (Opportunity) Fayette County and its Municipalities have a consolidated 911 system. The County provides some services to some of the municipalities (Fire/EMS, Water, Jail, etc.)

- (Opportunity) Fayette County and its Municipalities have a Service of Delivery Strategy Agreement in place. This Agreement is being updated with the Comprehensive Plan.

2.0 ANALYSIS OF EXISTING DEVELOPMENT PATTERNS

The Land Use Element functions as a guide for county officials (both elected and appointed), the general public, the development community, and other interested parties as to the ultimate pattern of development in the unincorporated county. This Element provides the opportunity to inventory existing land use patterns and trends; to illustrate future patterns of growth, based on community needs and desires; and to develop goals, policies, and strategies for future land use that support and reflect the economic, housing, natural and historic resources, community facilities and services, and transportation and goals and policies of the Comprehensive Growth Management Plan.

3.1 Existing Land Use

Fayette County's total land area is 127, 670 acres. Of this total, approximately 33,406 acres (or 26 percent) lies within the incorporated limits of Fayette County's five municipalities. The remaining 94,264 acres lie within unincorporated Fayette County. The following section provides an inventory and assessment of existing land use in unincorporated Fayette County.

The county's Geographical Information System was used to develop existing land use data. This section identifies the products resulting from a typical land use survey: (1) a map showing existing land use (Map L-1); and (2) statistics describing the amount of land in each land use category (Table L-1).

The following land use categories, as defined by the Department of Community Affairs, were used to survey existing land use in unincorporated Fayette County:

Residential: In unincorporated Fayette County, the predominant use of land within the residential category is for single-family dwelling units. This category

is further divided into the following categories: One Acre Minimum Lot, Two Acre Minimum Lot, Five Acre Minimum Lot, and Mobile Home Park

Residential land use comprises 46.61 percent of the unincorporated county. The more concentrated areas have been developed in conjunction with the availability of public water. These areas are concentrated in the vicinity of the various municipalities and in the northern end of the county east of SR 92. Lots that are a minimum of two acres in size are further removed from the urban areas, where county water may or may not be available. Residential land uses in the southern end of the county are characterized by single-family dwellings on lots of five acres or larger. This is due not only to the lack of available infrastructure, but to the support and maintenance of the rural environment that is characteristic of this area. There are seven mobile home parks in the unincorporated county. These parks contain approximately 1,460 mobile home pads.

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.

Commercial and Office land uses comprise approximately 0.55 percent of the total unincorporated land area. Commercial activity is generally limited to small, neighborhood, convenience-retail centers. These centers are characterized by a gas station/convenience store. Two areas, SR 85 North and SR 54 West adjacent to Peachtree City, contain a mix of small shopping centers, offices and service establishments. Office uses are generally concentrated along SR 85 North and SR 54 West where an overlay zone allows the conversion of existing residences to office uses.

Industrial: This category is for land dedicated to manufacturing facilities, processing plants, factories, assembly operations, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses.

Industrial land use comprises 0.62 percent of the total acreage. The majority of industrial activity is centered north of Fayetteville along SR 85 North (BFI Landfill property, numerous auto salvage facilities, and Kenwood Business Park) and SR 314 (Lee Center). Major industrial land uses and parks are found within the cities of Fayetteville, Peachtree City and Tyrone.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included in this category. For example, publicly owned parks should be included in the Park/Recreation/Conservation category; landfills should fall under

the Industrial category; and general office buildings containing government offices should be placed in the Commercial category.

Public/Institutional land uses, comprising nearly 2.17 percent of the total developed acreage, consist mainly of churches, schools, and county-owned facilities and property. There are over 100 churches in the unincorporated county as well as four existing or planned high schools, four existing or planned middle schools, and four elementary schools. Existing or future water tank sites are located on Ellis Road, SR 92, North Porter Road, and Summerfield Place. A large water treatment plant is located on Antioch Road.

Transportation/Communication/Utilities: This category includes such uses as power generation plants, railroad facilities, radio towers, public transit stations, telephone switching stations, airports, port facilities or other similar uses.

Transportation/Communication/Utilities land uses comprise 0.1 percent of the land area. Five utility substations are located in the unincorporated area. These substations are located on SR 54 West, Bernhard Road, Ebenezer Church Road, Friendship Church Road, and New Hope Road.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers and similar uses.

Park/Recreation/Conservation land uses comprise 1.55 percent of the land area and are represented by McCurry Park, Kiwanis Park, Lake Horton Park, Starr's Mill Pak, and future parkland on Kenwood Road. This area also includes the Lake Horton Reservoir and County wetland mitigation sites.

Agriculture/Forestry: This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.), agriculture, or commercial timber or pulpwood harvesting.

Agricultural/Forestry lands comprise 26.2 percent of the land area. Located throughout the unincorporated county but mainly in the southern end of the county, these lands are generally characterized by small farms, plant nurseries, commercial timber, pulpwood harvesting or large residential lots with associated horse or cattle raising/grazing. All of these properties are participating in the Conservation Use Covenant with the county. Approximately 24,701 acres are under the Conservation Use Covenant.

Undeveloped: This category is for land not developed for a specific use or land that was developed for a particular use but that has been abandoned for that use. This category includes woodlands or pasture land (not in agricultural crop,

livestock or commercial timber production), undeveloped portions of residential subdivisions and industrial parks, water bodies (lakes, rivers, etc.), and locations of structures that have been vacant for some time and allowed to become deteriorated or dilapidated.

Undeveloped land comprises 23.2 percent of the land area. Some of these large undeveloped tracts contain agricultural and forest lands but are not participating in the Conservation Use Covenant with the county.

Figure 3.1 provides a generalized picture of how land in Fayette County is currently being used. Table 3.1 lists the total estimated acreage of each of the land use categories illustrated on Figure 3.1. As Table L-1 indicates, unincorporated Fayette County's land area totals approximately 94,264 acres, of which 21,870 acres (23.2 percent) are classified as undeveloped.

TABLE 3.1
EXISTING LAND USE DISTRIBUTION
UNINCORPORATED FAYETTE COUNTY

LAND USE	ACRES	PERCENT OF AREA
Residential	42,990	45.61%
Commercial & Office	516	0.55%
Industrial	581	0.62%
Public/Institutional	2,048	2.17%
Transportation/Communication/Utilities	92	0.10%
Park/Recreation/Conservation	1,466	1.55%
Agriculture & Forestry	24,701	26.20%
Undeveloped	21,870	23.20%
Total Acreage	94,264	100.00%

Source: Fayette County Planning Department

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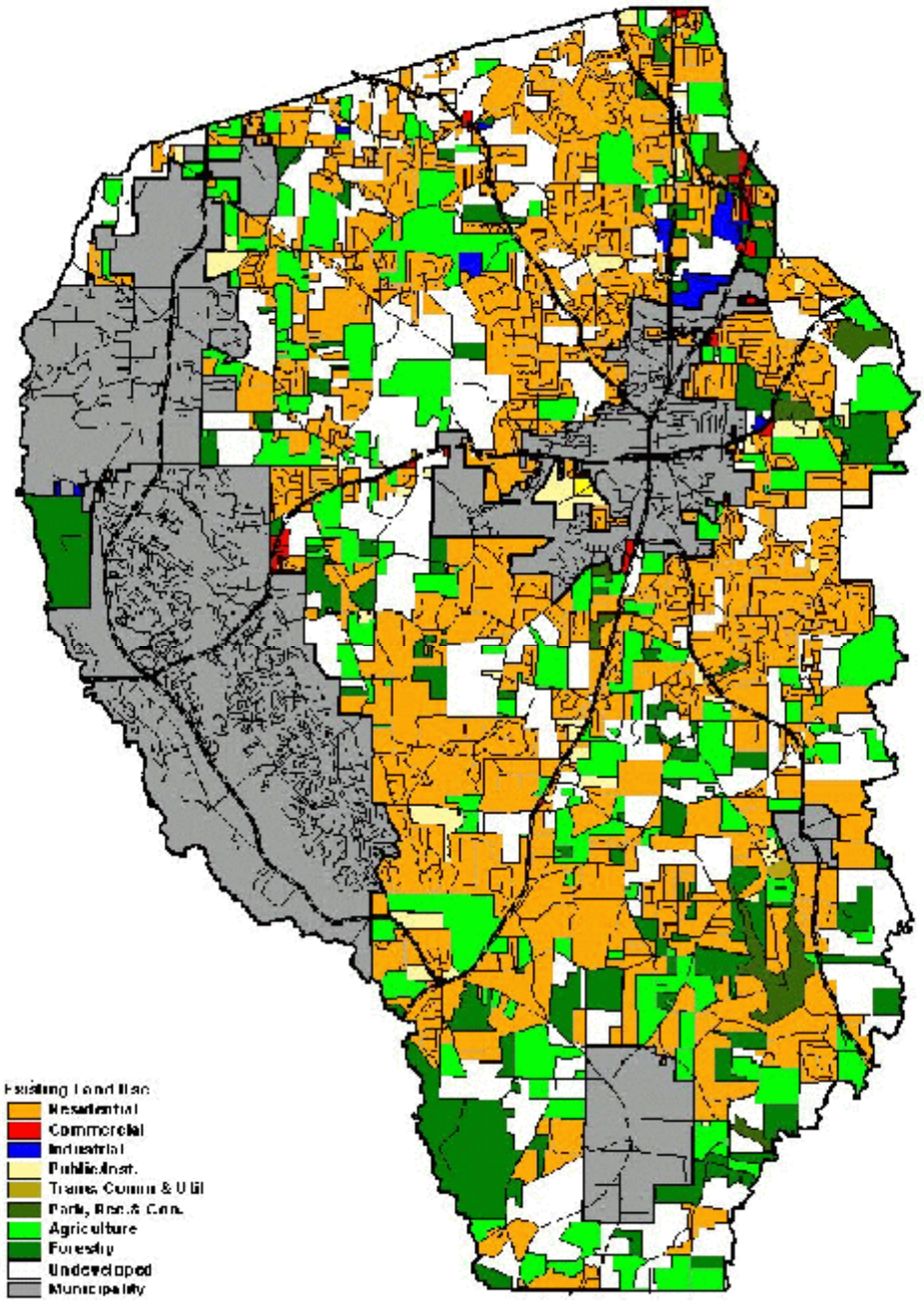
Figure 3.1 EXISTING LAND USE



Source: Fayette County GIS

3.2 Existing Land Use Assessment

The existing land use pattern in Fayette County is the result of many individual and policy decisions over many years. These decisions are based on physical constraints and opportunities, and outside market forces. This section discusses the factors leading to the existing pattern of development and the market forces in effect that seek to influence land use decisions.

3.2.1 Factors Leading to the Existing Pattern of Development

Throughout most of its history, Fayette County has had an agricultural-based economy. Farms producing both crops and livestock, dominated the landscape. In less than a generation, Fayette County changed from a rural, farm-oriented county on the far fringes of the Atlanta area to a primarily residential, suburban, bedroom commuter-oriented county. Fayette County's population grew by 115 percent between 1980 to 1990. From 1990 to 2000, the county grew by another 46 percent. This twenty-year period saw the county's population grow from 29,043 residents in 1980 to 91,263 residents in 2000. Much of this growth occurred within municipal limits, often accommodated through annexation. Map L-2 shows the annexation activity by municipality since 1985. (Update)

Comment [t1]: Need 2010 Census

Transportation Improvements. In the last 20 years, Fayette County has seen the widening of SR 85 North, SR 74, SR 54 between Peachtree City and Fayetteville, and SR 314 from Fayetteville to SR 279 from two lane roads to four lane divided highways. SR 74 North is Fayette's most direct access to Interstate 85 and the quickest access to Hartsfield-Jackson Atlanta International Airport, Atlanta and the northern Atlanta region. SR 314 (West Fayetteville Road) is the county's most direct route to the Atlanta Airport. Such transportation improvements provide for more efficient movement of vehicles into and out of the county. By 1993, Fayette County was within commuting distance of Atlanta and, particularly, the Atlanta Airport. Besides the influx of new (commuting) residents, increasing numbers of existing Fayette County residents either converted to part-time farming while holding regular jobs to which they themselves commuted, or they sold their farm holdings for subdivision development.

Infrastructure Development. The availability of infrastructure, and the lack thereof, has also contributed to Fayette County's existing land use pattern. While not available county-wide, public water service is provided by the Fayette County Water System to portions of the unincorporated county as well as the municipalities of Peachtree City, Tyrone and Woolsey. Sanitary sewerage service is available only within the cities of Fayetteville and Peachtree City and within limited areas of Tyrone. Such infrastructure availability allows these cities to offer the highest residential densities and to provide for nonresidential uses in the form of office parks, commercial centers, and industrial parks.

Sewerage and Wastewater Treatment. No public sewer is available in unincorporated Fayette County. Development in the unincorporated area relies on individual septic systems for on-site sewage disposal. The soil and space requirements of septic systems

necessitate a larger development area. Therefore, the unincorporated county is characterized by low density single-family residential lots. Fayette County as a whole, however, is able to offer residents a wide choice of housing opportunities, from smaller lot, high end single family homes, duplexes, and apartments in the cities to larger single-family lots and sprawling farmsteads in the unincorporated county.

Environmental Constraints. Development constraints, associated with environmentally sensitive land, are generally characterized by poor soils, wetlands, and flood plains typical of streams and other water bodies. The county is home to seven major water supply streams (Antioch Creek, Flat Creek, Flint River, Horton Creek, Line Creek, Whitewater Creek, and Woolsey Creek), 16 named tributaries to these water supply streams, and a large number of minor unnamed streams. Development in the southern end of the county, which serves as the confluence of many of these streams, is impacted by the relatively low topography, poor soils, and a high water table.

Market Forces. Development exerts pressure on the rural areas in unincorporated Fayette County. Land values rise as residential development occurs in rural areas. As land values rise, it becomes difficult to hold land vacant for agricultural purposes.

With the increase in population and income, market forces are working to provide for the prerequisite commercial development, usually in the form of small shopping areas along major highway corridors. Convenience facilities (e.g. the quick stop store located on transportation routes, dispensing gasoline and/or the corner grocery) will continue to request rezonings around the county in response to perceived market demand. Improperly planned and located, such commercial uses can lead to traffic problems, deterioration of neighborhoods, and unsightly developments. The proliferation of these types of stores causes keen competition among them. The nature of such competition is that some stores do not survive. The county is then left with empty storefronts which become eyesores scattered around the county.

3.3 Areas Requiring Special Attention

The following are areas that have been identified during the evaluation of the existing land use plan and current development trends as requiring special attention during the planning process.

3.3.1. The SR 54 Nonresidential Corridor

Fayette County and the City of Fayetteville have been working together on a plan for the development of the area around the Piedmont Fayette Hospital as a job growth center. A Task Force Study completed in 2006 was approved in concept by both the Fayette County Board of Commissioners and the Fayetteville City Council. This area is envisioned to be developed in a mixed use manner containing offices, limited commercial and residential uses. The area is planned to be annexed into the City of Fayetteville for the provision of public sewer. The City of Fayetteville has engaged the service of a local architectural firm to develop a master plan of the area depicting the street grid pattern, building envelops, public spaces, multi-use path system, etc. When this master plan is finalized and accepted by both Fayette County Board of Commissioners and the Fayetteville City Council the Comprehensive needs to be amended to recognize support of this joint plan.

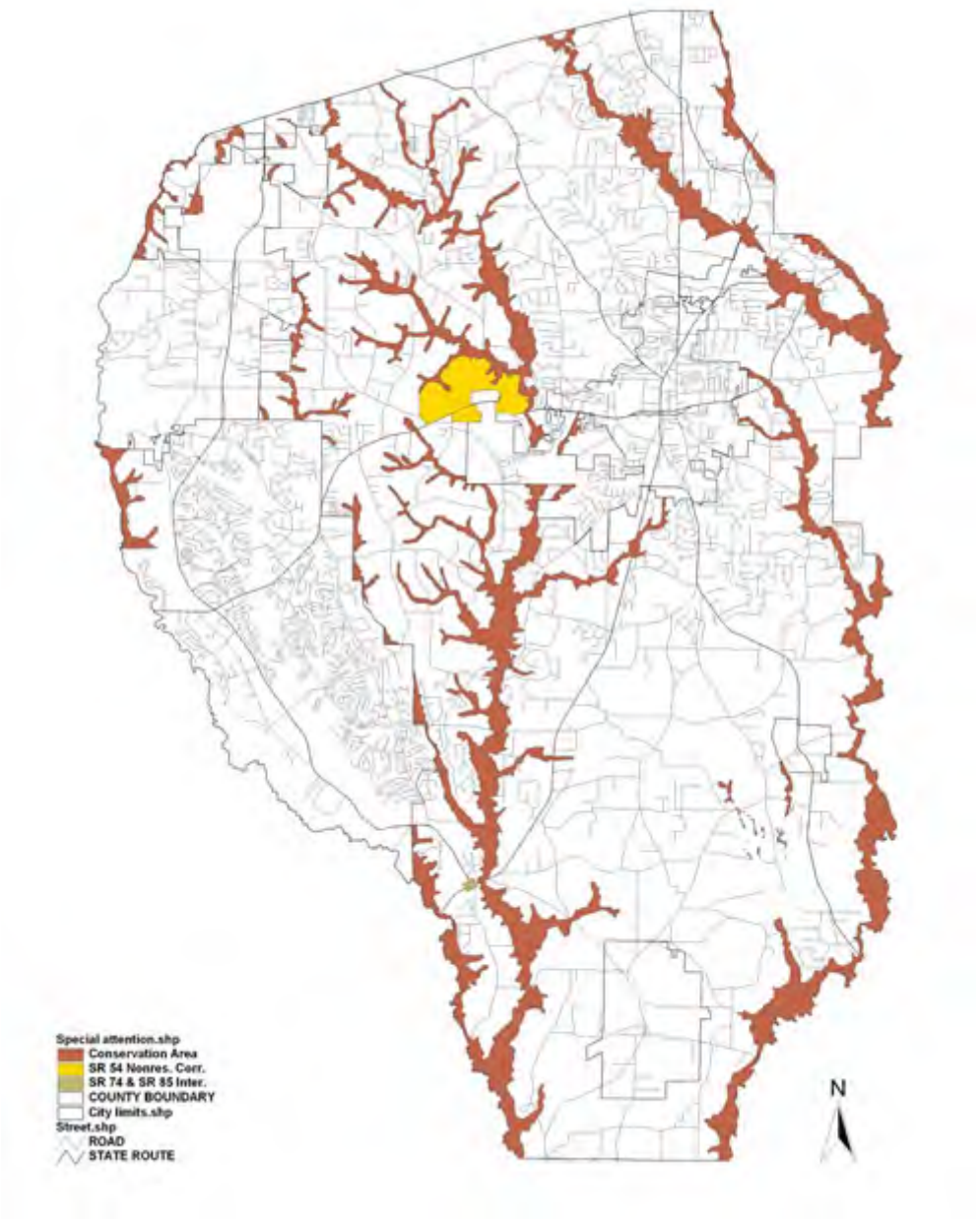
3.3.2. The SR 74 and SR 85 Intersection

The widening of SR 74 to four lanes is currently underway and Padgett Road is being realigned to form a new intersection with SR 74 and SR 85. State Route 85 will be widened to four-lanes in the future. When the widening of SR 74 is complete the intersection needs to be studied in terms of the future land uses. Any changes in the future land uses could result in changes to the Zoning Ordinance to address special development regulations for this area

3.3.3. Conservation Areas

These are environmentally sensitive areas containing waterways, watershed protection areas, flood plains, wildlife habitat, poor soils, and steep slopes. Special care must be taken with development within close proximity of these areas.

Figure 3.3 AREAS REQUIRING SPECIAL ATTENTION



Source: Fayette County Planning and Zoning

3.4 Character Areas

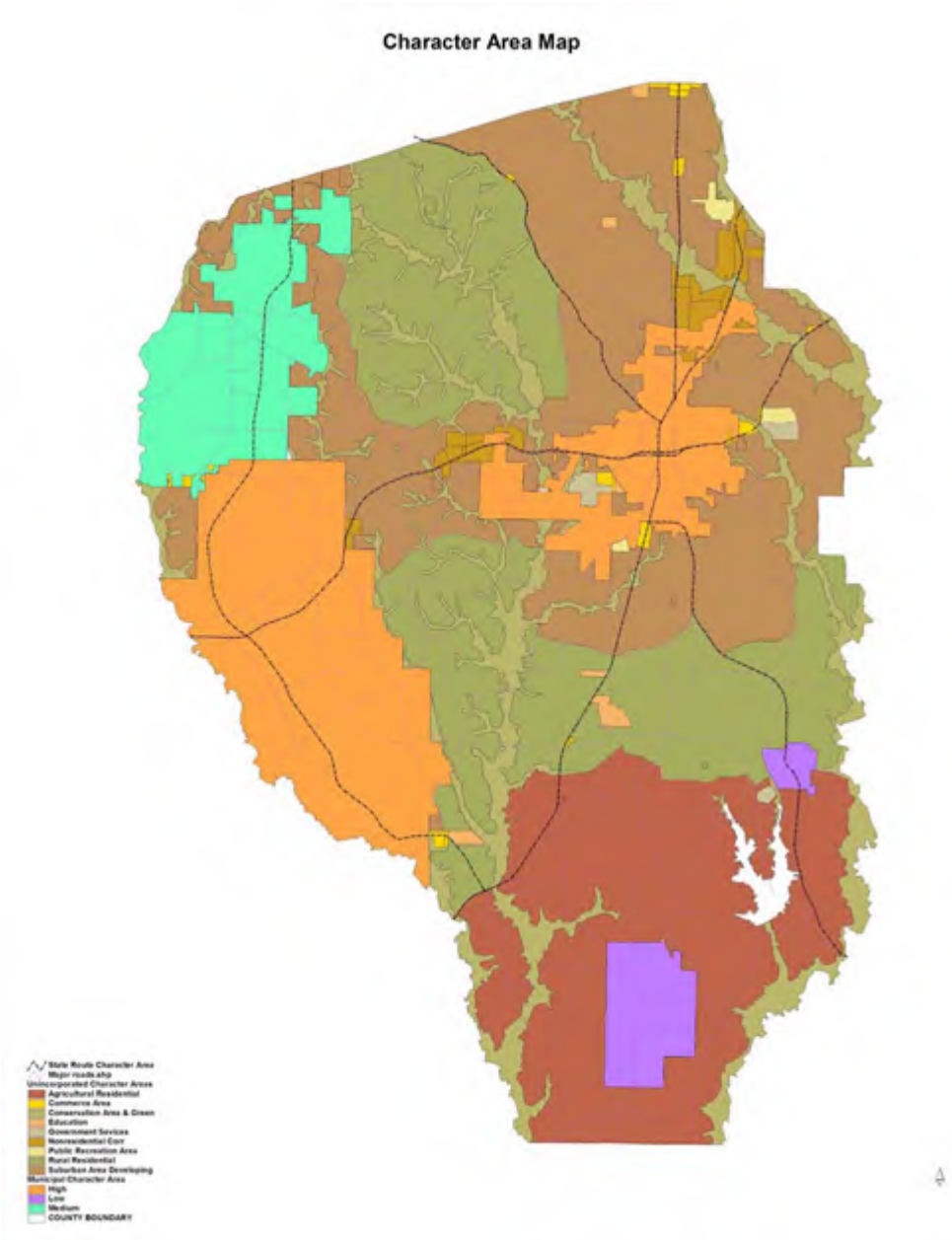
The following Character Areas and development strategies have been identified from review of the Existing Land Use map and Areas Requiring Special Attention.

Character Area	Description/Predominant Characteristics	Suggested Development Strategy
Conservation Area and Greenspace	Environmentally sensitive areas consisting of streams, water supply watershed protection areas, floodplain, wetlands, and steep slopes.	- Protect water supply watersheds from disturbance through buffers and setbacks. - Allow only passive recreational uses. - Promote best management practices for existing agricultural uses.
Agricultural Residential Area	The southern portion of Fayette County where a predominance of large tracts of land exists with scattered agricultural uses (crops, timber, and livestock) and large estate lots. Little availability of public water.	- Density limited to one unit per five acres. - Use the Estate Zoning District with adequate buffers to promote the conservation subdivision (60 percent developed – 40 percent greenspace) approach to the Agricultural Area based on the aforementioned density to maintain agricultural residential character. This will aid in maintaining a sense of place in the southern portion of the county.
Rural Residential Area	Semi rural area with some scattered agricultural uses on large tracts of land and subdivisions (one unit per two to three acres). Limited availability of public water.	- Density limited to one unit per two to three acres. - Use the Conservation Subdivision Zoning District with adequate buffers to promote the conservation subdivision (60 percent developed – 40 percent greenspace) approach to the Rural Residential Area based on the aforementioned density to maintain rural character. This will aid in maintaining a sense of place in the rural residential portion of the county. This sense of place will also fulfill the goal of maintaining a nonurban separation between the municipalities in the county.

Exurban Area - Developing	This area is 50 percent or more developed with subdivisions (one unit per one to two acres). Area with greatest availability of public water. Existing subdivisions lack greenspace and pedestrian facilities. Connectivity between existing subdivisions is limited.	- Density limited to one unit per one to two acres. - Encourage the utilization of floodplain for greenscape in new subdivisions. - Support the installation of sidewalks within new subdivisions. - Investigate the feasibility of connecting existing residential subdivisions through sidewalks/paths. - Preserve a nonurban separation between the municipalities in the county to create a sense of place.
Commerce Area	These areas contain a moderate amount of existing and future office, commercial and industrial uses. As places of commerce they provide services, goods and employment. Access within these areas is predominantly vehicular with few pedestrian amenities. Some control over intensity, architectural character and inter-parcel access exist in county regulations.	- Investigate methods to improve pedestrian safety and use within commercial centers. -Review existing county regulations that control intensity, architectural character and inter-parcel access is ascertain their effectiveness.
Nonresidential Corridor	Existing and future areas in the county where a large amount nonresidential development (office, commercial and industrial) is anticipated on both sides of a roadway. Access within these areas is predominantly vehicular with few pedestrian amenities. Some control over intensity, architectural character and inter-parcel access exist in county regulations.	- Investigate methods to improve pedestrian safety and use within commercial centers. -Review existing county regulations that control intensity, architectural character and inter-parcel access to ascertain their effectiveness.
Government Services	Publicly owned areas which contain governmental services such public works, water system facilities, emergency services communications, solid waste facilities, etc.	- Strive to maintain and develop government services areas which are compatible with surrounding land uses through proper site design.
Education	Areas which contain public and private schools.	- Continue to work with the Fayette County School System to provide information on development in the county.
Public Recreation Area	Areas which contain public parks.	- Strive to maintain and develop public recreation areas which are compatible with surrounding land uses.
State Route Corridor	All State Routes in Fayette County under the full control of Georgia Department of Transportation (GDOT). Maintenance, design, and improvements are the responsibility	- Continue to work with GDOT for the improvement of State Routes. - Continue to communicate with GDOT and seek input on proposed developments along State Routes.

	of GDOT. Parcel access controlled by GDOT. State Routes consist of two and four lane roadways. It is anticipated that all State Routes will be a minimum of four lanes at some point. County has overlay regulations to control development on all State Routes.	- Regulate development based on GDOT plans for future widenings of State Routes. - Review and amend as necessary existing county overlay regulations that control development along State Routes when problems arise.
Municipality – High Concentration	Peachtree City and Fayetteville have the largest concentration of population and land use intensity in the county. These cities have the greatest access to sewer and water service to serve development.	- Within their existing limits these municipalities can accommodate the highest density residential and nonresidential land use intensity in the county. Mixed use development is appropriate in these municipalities. A wide range of housing densities can be provided due to the provision of sewer and water infrastructure
Municipality – Medium Concentration	Tyrone has good access to public water and limited access to sewer service.	- Within the existing limits of this municipality medium residential densities and nonresidential intensities can be accommodated .
Municipality – Low Concentration	Brooks and Woolsey have limited access to public water. Brooks has a small public sewer system to serve the existing building in the downtown area with no capacity for expansion and Woolsey has no access to public sewer.	Within the existing limits of these municipalities medium to low residential densities and nonresidential intensities can be accommodated.

Figure 3.4 CHARACTER AREA MAP



Source: Fayette County Planning and Zoning

3.0 Assessment of Consistency with Quality Community Objectives

The following is a listing of Georgia Department of Community Affairs' Quality Community Objectives (in italics) and the Fayette County response which summarizes its self-evaluation.

3.1 Development Patterns

3.1.1 Traditional Neighborhoods

Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

Fayette County consists of two distinct areas, an unincorporated area and incorporated areas (municipalities). The unincorporated area is characterized as an exurban/rural area containing single-family residential subdivisions, large estate/agricultural lots, and some commercial/industrial areas. The existing incorporated areas, especially those served by a public water system and a centralized sewerage system, are the centers of intensity and density in terms of development in Fayette County. These areas are the appropriate place for compact mixed use development as they are the existing urban cores of Fayette County.

However, some aspects of traditional neighborhood development are possible in the unincorporated county through use of The Planned Unit Development – Planned Residential Development zoning district. This district encourages creativity in providing parks and recreational facilities within a development with a mix of housing types. Some developments within this category utilize sidewalks and a provision for golf cart use to facilitate access to these parks and recreational facilities as well as facilitating a connection throughout the entire development. In addition, Fayette County has in place Conservation Subdivision regulations which allow the clustering of lots in a compact configuration to preserve green space within a residential development.

3.1.2 Infill Development

Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

Fayette County's incorporated areas (municipalities) are the existing urban cores as some are served by a centralized sewerage system. It is Faytette County's policy that the existing incorporated areas be the centers of intensity and density in terms of development in Fayette County.

3.1.3 Sense of Place

Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Fayette County's incorporated areas (municipalities) contain the existing traditional downtown areas.

3.1.4 Transportation Alternatives

Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.

Fayette County is in the process of developing multi-use paths along Redwine Road through a Safe Routes to Schools grant. Fayette County has a multi-use path plan. The goal of the plan is to connect the municipalities, parks and schools to the greatest degree possible. Fayette County allows the use of golf carts within subdivisions by approval of the Board of Commissioners.

3.1.5 Regional Identity

Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.

Fayette County has in place various State Route Overlay Zones which contain architectural regulations. State Routes are the gateways into Fayette County and it is the goal of the County to control the aesthetic character of these roadways.

3.2 Social and Economic Development

3.2.1 Growth Preparedness Growth Preparedness

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Existing Conservation Subdivision regulations will help to preserve and provide green space. The regulations require 40 percent of development be in an undeveloped conservation area.

3.2.2 Appropriate Businesses

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Through the Fayette County Development Authority, it is the goal of Fayette County to attract businesses that provide employment of a highly educated workforce matching the demographics of the County.

3.2.3 Employment Options

The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.

Working with the Fayette County Development Authority, it is the goal of Fayette County to attract businesses that provide employment of a highly educated workforce matching the demographics of the County.

3.2.4 Housing Choices

A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.

Fayette County can provide a mix of housing types between the unincorporated county, and the incorporated municipalities where a public water system and a centralized sewerage system is available to serve higher densities.

3.2.5 Educational Opportunities

Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.

The Fayette County Development Authority indicates that work-force training options are available for citizens. The Authority is also working to locate a satellite campus of an institution higher education in Fayette County.

3.3 Resource Conservation

3.3.1 Heritage Preservation

The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.

Fayette County encourages and allows the use and preservation of historic structures identified in the Architectural Survey of Fayette County. This includes reestablishing nonresidential uses in historic structures and using historic structures as recreational facilities within residential subdivisions.

3.3.2 Open Space Preservation

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Existing conservation subdivision regulations will help to preserve and provide green space. The regulations require 40 percent of development be in an undeveloped conservation area.

3.3.3 Environmental Protection

New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.

Existing conservation subdivision regulations will help to preserve and provide green space as well as protect environmentally sensitive areas. The regulations state that the conservation area within these developments shall consist of waterways, water bodies, watershed protection areas, floodplains, wetlands, riparian buffers, and woodlands.

3.4 Governmental Relations

3.4.1 Regional Solutions

Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.

Fayette County provides some services to the municipalities and has a Service of Delivery Strategy Agreement in place.

3.4.2 Regional Cooperation

Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.

Fayette County is a member of the Atlanta Regional Commission and participates on the Board as well as several of the Committees. Fayette County notifies and seeks comments from its municipalities and surrounding counties when land use plan changes and rezonings take place in close proximity to their boundaries.

4.0 SUPPORTING ANALYSIS OF DATA AND INFORMATION

5.1 Population

Fayette County has experienced significant population growth over the last 25 years. Between 1980 and 1990, the county grew from 29,043 to 62,415 persons. This is an average of 11.5 percent per year, adding 33,372 new residents.

- Between 1990 and 2000, the county averaged just under five percent per year, adding 28,848 new residents, for a 20-year total of 62,220 new residents.
- Fayette County grew at a rate twice that of the Atlanta area (214 percent vs. 103 percent), and four times that of the state (214 percent vs. 50 percent).
- The trend continues with the addition of over 10,000 persons from 2000 to 2005. Based on ARC estimates, the population of Fayette in 2005 was 101,500.

Population Projections. Based on population and economic growth trends, the projections adopted in the 2004 Fayette County Comprehensive Plan continue to be valid. These projections are extended to the year 2025 for this plan update with a forecast growth to 155,228 persons. It is estimated that approximately 58 percent of this population will reside in the incorporated areas.

Households. Between 1980 and 1990, the population grew by 115 percent; the number of households grew by 128 percent. Between 1990 and 2000, the growth was 46 percent and 48 percent, respectively. As of April 2000, there was an estimated 31,524households. ARC estimated there were 35,876 households in 2005.

Average Household Size. The growth in households was accompanied by a decline in the average household size.

- Average household size in Fayette County was 3.15 persons in 1980, by 2000 it had declined to 2.88.
- Average household size in Fayette County and its municipalities still exceeds that of the Atlanta metropolitan region, and the state as a whole.
- The decrease in household size is a result of couples with fewer children, more adults living alone, and more single parent families.

Household Projections. Between 2000 and 2010, an additional 9,428 households are expected, an increase of 30 percent. The following ten years, from 2010 through 2020, will see 13,772 more households, or a 34 percent increase. The projection for 2025 is 61,114 households, up 6,390 from 2020.

Age Distribution. Fayette County's population is aging; between 1980 and 2000, the median age rose from 30.9 to 38.2. This can be primarily attributed to three factors: (1) aging of the baby boom generation; (2) drop in birth rate during the 1970s and 1980s; and (3) growth in the elderly population due to increased life expectancies.

Other characteristics of the Fayette County age distribution in 2000 include:

- 25.7 percent was of school age (between the ages of 5 and 19).
- The largest percentage (37 percent) falls into the 35-54 age group.
- People of retirement age (65+) comprised 8.9 percent of the population.

The 65 and over group is projected to increase 67 percent over the next 20 years from 9 percent (2000) to 16 percent (2020).

Racial Composition. The non-white population as a percent of Fayette County's total population increased from 4.9 percent in 1980 to 14.9 percent in 2000. The largest groups were White (84%), African American (12%), Hispanic (3%) and Asian (2%).

Educational Attainment. In 2000, 92.4 percent of Fayette County residents over the age of 25 had graduated from high school and 36.2 percent had received a bachelors or higher degree. This is significantly higher than the Atlanta region or the state. Table P-14 compares Fayette County's educational attainment with that of its municipalities, the Atlanta region and the state for both 1990 and 2000.

Income. Fayette County's median household income increased from $50,167 in 1990 to $71,227 in 2000, a 42 percent increase. The median household income and per capita income for Fayette County far exceeds that of the Atlanta area or the state.

<u>Poverty Level</u>. Only 18 percent of Fayette County households earned less than $35,000 in 2000 as compared to almost 41 percent for the state for the same period.

The rise in Fayette County's median household income can be attributed to several factors, notably the growth in "white collar" labor force and an increase in dual income households.

5.2 Economic Development

The economic development element presents findings on the characteristics of Fayette County's economy and provides an inventory and assessment of the economic base and labor force of Fayette County, surrounding areas, and the state

Economic Base
The purpose of conducting an economic base analysis is to determine the strengths and weaknesses of a local economy, to determine its development potential, and to serve as a guide to public decision-making.

Employment by Economic Sector. From 1980 to 2000, four economic sectors showed an increase in the percentage of the employed civilian population 16 years and over:

- Professional, Scientific, Management, Administrative, and Waste Management Services
- Education, Health, and Social Services
- Arts, Entertainment, Recreation, Accommodation, and Food Services
- Other Services (except Public Administration)

All other economic sectors experienced a decrease in the percentage of the employed civilian population 16 years and over. Economic sectors also showing an increase in the state for this same period are construction and finance, insurance, real estate, and rental and leasing.

In 2000, in comparison to the state, four economic sectors displayed a greater percentage of employment in Fayette County. These economic sectors were:

- Wholesale Trade
- Transportation and Warehousing, and Utilities
- Education, Health, and Social Services
- Public Administration

In comparison of economic sectors between Fayette County and the state in 2000 only Transportation and Warehousing, and Utilities differed greatly, 18.5 percent in Fayette County as opposed to 6.0 percent in the state. This can probably be attributed to the large number of airline employees living in Fayette County.

Total employment is projected to increase 34.7 percent, from 40,467 in 2005 to 50,642 in 2020 (based on forecasts in the 2004 Fayette County Comprehensive Plan). In 2020, the category of Miscellaneous and Services is projected to employ the greatest number of persons, 11,773 (23.2 percent). The category of Finance, Insurance, and Real Estate in 2020 is projected to employ the least number of persons, at 2,840 (5.6 percent). Forecasts prepared for this Comprehensive Plan update project the total employment for 2025 to be 60,087, an increase of 9,445 from 2020.

Earnings by Economic Sector. Historically, Manufacturing and Services have had the greatest earnings in Fayette County. This holds true for the state as well.

Average Weekly Wages Paid. From 1980 to 2000, finance, insurance, and real estate showed the greatest increase in average weekly wages from $238.00 to $770.00, (223.5 percent). This category in the state also displayed the greatest increase in average weekly wages from $274.00 to $967.00, (252.9 percent). Retail showed the least increase from 1980 to 2000 in Fayette County, $154.00 to $304.00 (97.4 percent). Similarly, the same was the case in the state with an increase of $164.00 to $350.00 (113.4 percent).

In Fayette County, Wholesale Trade had the highest average weekly wage in 2000, $884.00. This is lower than the state which was $988.00 in 2000. In 2000, Retail trade had lowest average weekly wage in Fayette County, $304.00. Retail trade had the lowest weekly wage($350.00) in the state in the same year.

Sources of Personal Income. The percent of personal income from earnings in Fayette County decreased from 85.0 percent in 1980 to 76.8 percent in 2000. The state also showed a decrease, while not as great, from 75.2 percent in 1980 to 72.3 percent in 2000.

Special or Unique Economic Activities. There are no special or unique economic activities (e.g. tourism, agribusiness, healthcare or educational institutions, major governmental or military institutions) located in Fayette County.

Labor Force

The labor force consists of all persons 16 years of age and over who are either employed, looking for a job, or are in the armed forces. The following sections provide data on Fayette County's Labor Force including employment status, employment by occupation, unemployment rates, and commuting patterns.

Employment by Occupation. Employment by Occupation data is collected from residents of the county during the decennial census and shows the occupation of persons living in the county, regardless of where they work. Table E-7 shows the occupation of employed persons in 2000. Within all jurisdictions except Woolsey, the greatest percentages of the employed civilian population 16 years or over worked in the category of Management, Professional, and Related Occupations. Within Woolsey, the greatest percentage of workers was in the Sales and Office Occupation category. Within unincorporated Fayette County, Fayetteville, Peachtree City, and Tyrone, the category of Construction, Extraction, and Maintenance occupations had the lowest percentages of employees. In Brooks the lowest percentage of employees were in the Service occupations category and in Woolsey the lowest percentage of employees were in the Production, transportation, and materials moving occupations category.

In 1990, the category of Management, Professional, and Related Occupations contained the greatest percentage (36.2 percent) of employees in Fayette County. The greatest percentage (31.9 percent) of employees in the state were in the Sales and Office Occupations in 1990. In Fayette County, the same category contained the greatest

percentage (40.9 percent) of employees again in 2000. This category also contained the highest percentage in both the state and the nation for 2000.

In Fayette County, the Farming, Fishing, and Forestry occupation category had the lowest percentage of employees in both 1990 and 2000, 0.7 percent and 0.0 percent, respectively. This category also held the lowest percentage of employees in the state and the nation in 1990 and 2000.

Employment Status. From 1990 to 2000, Fayette County's labor force grew at about the same rate as the population (44.5% versus 46.2%, respectively). In 2000, 69 percent of eligible Fayette County residents were in the labor force. Close to 45 percent of the work force was female. As a percent of the population, more females in Fayette County were in the labor force than in the state or nation in 2000

Unemployment Rates. Between 1990 and 2000, Fayette County had a lower unemployment rate than its surrounding counties, the state and the nation. From 1990 to 2000, the unemployment rate in Fayette County ranged from a low of 1.8 percent in 1999 to a high of 4.1 percent in 1992.

Commuting Patterns. Employment by place of work data provides information on commuting patterns and insight into the numbers of residents who find employment in other areas. In both 1990 and 2000 a high percentage of Fayette County residents worked outside the county (67.0 percent and 62.5 percent, respectively). Conversely, of all the people who live in Fayette County, only 37.5 percent worked in the county in 2000. This is an increase in the number of Fayette County residents working in the county over 1990, when the figure was 33.0 percent.

Approximately 37.5 percent of Fayette County residents work inside Fayette County. Approximately half of Fayette County residents (49.2 percent) commute to work in the adjacent counties of Clayton (13.4 percent), Coweta (3.2 percent), and Fulton (32.6 percent). The remaining 13.3 percent commute to other counties (11.8 percent) or commute outside of the state (1.5 percent).

Local Economic Development Resources

Economic Development Agencies. Several economic development agencies are active in Fayette County. These agencies include:

Fayette County Economic Development Authority (FCDA) - The lead agency for economic development recruitment and attraction for Fayette County, the FCDA is the only internationally accredited development authority in Georgia . FCDA markets and services business relocation, retention, expansion, and creation in the unincorporated county, Fayetteville, Peachtree City, Tyrone, and Falcon Field Airport.

Fayette County Chamber of Commerce - The Fayette County Chamber of Commerce is a " . . . voluntary business association of comprised of area firms and concerned

individuals who work together to achieve a favorable business climate, while enhancing the quality of life."

Development Authority of Peachtree City - The Development Authority of Peachtree City serves as facilities operator for the Peachtree City Tennis Center and the Amphitheater and offers economic development support activities for business attraction, retention, expansion.

Fayetteville Downtown Development Authority (DDA) - Including the Fayetteville Main Street Program (Georgia's 37th Main Street City) , the Fayetteville DDA " . . . successfully combines historic preservation and economic development in local revitalization initiatives." A seven member Board of Directors uses a four point approach to identify key problems and goals: organization, promotion, economic, and restructuring.

Joint Development Authority of Meriwether County, Coweta County and Fayette County - The three development authorities join together to sponsor and cooperate on special projects.

Metro South, Inc. - A coalition of six southern metro counties, Metro South, Inc. offers a cohesive, united front in pursuing major economic development projects and in promoting economic activities on the southside of the Atlanta region. The participating counties are Clayton, Coweta, Fayette, Henry, South Fulton, and Spalding.

Regional Business Coalition (RBC) - The RBC is the recognized leader in identifying and advocating sustainable solutions that foster greater economic vitality by building consensus, shared commitment, and the cooperation of chambers of commerce in the Atlanta region. Chambers in Partnership include Central Atlanta Progress, Cherokee, Clayton, Cobb, Conyers-Rockdale, Cumming-Forsyth, DeKalb, Douglas, Fayette, Greater North Fulton, Gwinnett, Henry, Metro Atlanta, Newnan-Coweta, and South Fulton.

Economic Development Programs and Tools. Fayette County offers numerous economic development programs and tools to existing and prospective businesses. The County is home to several industrial and business parks and business incubators that offer opportunities for business location, relocation, expansion and start-up.

Industrial and Business Parks. There are five industrial parks in Fayette County. These industrial parks are:

- Shamrock Industrial Park - Tyrone - 40 acres remaining
- Peachtree City Industrial Park - 2,200 acres total w/500 remaining
- Southpark International Park - within Peachtree City Industrial Park
- Westpark Business Park - Peachtree City
- Kenwood Business Park - Unincorporated Fayette County

Business Incubators. A business incubator is a facility dedicated to the start-up and growth of small businesses, accomplished through management and facility support

systems. Management support systems can include access to professional advice, information of small business regulations, management, advertising, marketing, employees, financial counseling and the like. Facility support systems can include clerical and reception staff, cleaning and building security, and access to copy and facsimile machines, computers, faxes, and other electronic equipment.

Peachtree Executive Suites is located in Fayetteville and offers office space with a common reception/telephone answering service and access to business machines. A cyber business incubator serves Fayette County at www.FayetteGA.org.

Education/Training Centers: Four education/training centers are located in Fayette County. These centers are:

- Fayette County University Center (operated by Clayton College and State University)
- Fayette County Community School
- Gordon College outreach programs at the Lafayette Center
- Griffin Technical College programs at the Lafayette Center

Economic Trends. Current employment opportunities in Fayette County are dominated by services, retail trade, manufacturing, government and construction. Projections of employment indicate that these sectors will continue to provide the majority of employment opportunities within Fayette County. The skill levels of Fayette County residents do not lend themselves to these opportunities within Fayette County, which generally do not require a highly educated or skilled work force. The lack of highly skilled job opportunities for the resident work force within Fayette County is what forces 67 percent of the work force to commute elsewhere for employment opportunities.

The Fayette County Tax Assessor's Office reports that 95.9 percent of the parcels in Fayette County and its municipalities were categorized as residential in the 2002 assessment. Nonresidential properties made of 4.1 percent of the parcels. In terms of a breakdown of total real property values, residential properties were 77.1 percent, nonresidential properties were 15.6 percent, and tax-exempt properties were 7.3 percent.

Two factors existing in Fayette County - the large work force commuting outside of Fayette County for employment and a tax base that is comprised largely of residential properties - form the classic characteristics of a "bedroom community." Bedroom communities generally are located outside of large metropolitan areas and demographically are homogeneous, highly educated, and in the upper income brackets. These residents are willing to pay a premium price to protect their quality of life. To these residents quality of life means good schools, low crime and stable property values.

Goal for Economic Development: Fayette County should provide for the continued development and expansion of a diversified economic base. The maintenance and enhancement of a prosperous economic climate provide Fayette County citizens with an increased tax base and expanded opportunities for employment. By providing expanded employment opportunities consistent with the demographic profile of Fayette County, the

quality of life for Fayette County citizens is enhanced by reduced commute times and air quality is improved by reduced commute distance.

Housing

Fayette County's sustained prosperity and its ability to attract new residents are due in part to the high quality of life it offers. Residential development in Fayette County and its municipalities should provide housing opportunities for all its citizens and a variety of housing choices in suburban, exurban and rural settings. Such development must be accomplished while protecting the quality of the natural environment and providing for a balanced land use pattern that minimizes land use conflict.

Goal for Housing: A variety of housing choices that are adequate, safe, and convenient for existing and future residents should be available in Fayette County. The availability of housing choices should be greatest in locations that are in close proximity to existing infrastructure and/or employment areas.

Types of Housing Units

In 2000, there were a total of 32,726 housing units in Fayette County. This is an increase of 10,298 units since the 1990 census (a 46 percent increase). The housing stock in Fayette County is predominantly made up of single-family detached homes. Housing in the more rural areas of Brooks and Woolsey is almost exclusively single-family. Single-family detached homes made up 85 percent of the housing stock in 2000. This compares to 65 percent for the Atlanta region and 64 percent for the state. Multi-family units are located in the cities of Fayetteville and Peachtree City where public sewer is available. While the greatest increase has been an increase in the number of large unit buildings (ten or more units), such buildings still represent a small percent (3.2 percent) of the total housing stock. The number of mobile homes actually declined over the last ten years. Some duplexes have been constructed in the Town of Tyrone.

From 1990 to 2004, Fayette County issued some 17,925 residential building permits. During this period, approximately 90 percent of the building permits issued was for single-family housing. Multifamily units constituted approximately ten percent of the residential units. The majority of these multifamily units were built in the cities of Peachtree City (73 percent) and Fayetteville (26 percent) where public sewerage is available. The remaining units were permitted in the Town of Tyrone.

Age and Condition of Housing

The housing stock in Fayette County remains fairly new, with 40 percent of the residential units being less than ten years old. Another 35 percent of the housing stock was built between 1980 and 1989, making 75 percent of Fayette County's housing stock less than 20 years old. Some 55 percent of the Atlanta region's housing stock is less than 20 years old; for the state as a whole, the number drops to just fewer than 50 percent.

The condition of housing is described to the extent that complete kitchen and plumbing facilities are available. The relative newness of the housing stock, along with strict code enforcement and active homeowners associations, limits the amount of substandard housing in Fayette County. The percent of structures lacking complete plumbing and kitchen facilities continue to decrease. In Fayette County the level fell from 3 percent in 1980 to 0.5 percent in 2000. The Atlanta MSA fell from 1.5 percent in 1980 to 0.4 percent for plumbing and from 4.1 percent to 0.4 percent for kitchens. For the state, the housing lacking complete plumbing fell from 1.7% to 0.6% and from 3.6% to 0.5% for incomplete kitchens.

Owner and Renter Occupied Units

Of the total number of occupied units in 2000, owner-occupied units accounted for just over 86 percent, while over thirteen percent were renter-occupied. Even with the addition of 9,781 single-family units, the percent of owner-occupied units has remained fairly stable since 1990, increasing only 0.3 percent. Between 1990 and 2000, the percent of renter-occupied units decreased by 0.3 percent, to 13.6 percent of occupied units.

The number of owner-occupied housing units is much lower for the Atlanta region and the state, which had owner-occupied rates of 66.4 percent and 67.5 percent, respectively, in 2000. Consequently, renter-occupied units made up a greater percentage of the housing stock for the Atlanta region, and the state, at 33.6 and 32.5 percent, respectively.

Cost of Housing

The median cost of owner-occupied housing in Fayette County increased between 1980 and 1990, from $65,000 to$116,700 (an 80 percent increase). Between 1990 and 2000, the cost rose from $116,700 to $171,500 (a 47 percent increase). During this same period (1990-2000), the median cost of owner-occupied housing in the Atlanta MSA increased by 51 percent and in the state by 56 percent.

Contract median rent in Fayette County increased from $178 per month to $487 per month, an increase of 174 percent, between 1980 and 1990. By 2000, the median rent was $890, an 83 percent increase. Contract median rent in the Atlanta MSA and the state rose by 69 and 78 percent, respectively, from 1990 to 2000.

The increase in housing costs can be attributed in large part to the growth of the Atlanta metropolitan region during the last 20 years, and to inflation. It can also be attributed to the income level of Fayette County residents and the type of detached, single-family housing so prevalent in Fayette County.

Based on 2000 Census data, 64.6 percent of the housing stock is affordable to low to moderate-income households in Fayette County. Low to moderate incomes households are defined as those households earning 50 to 80 percent of the median household income. Assumptions include a 10 percent down payment with a loan term of 30 years at

six percent interest and estimates for property taxes, homeowners insurance, and household debt.

Households by Type
In 1990, over 85 percent of Fayette County households were families (those with two or more related individuals); by 2000 this percentage had dropped to 82.4 percent. Half of these family households had children less than 18 years of age. While the number of family households declined, there was an increase in non-family households. Households with single persons increased from 12.5 percent in 1990 to 15 percent in 2000. The number of households with individuals 65 years of age and over also increased, signaling the aging of the population.

Assessment of Housing Needs
The existing housing stock in Fayette County is in good condition. Houses and yards are well maintained, suggesting a sense of community spirit and pride of ownership among owners and residents. A "small town" character still exists within the communities of Fayetteville and Tyrone; a more cosmopolitan community atmosphere exists within Peachtree City. Newer suburban-type development in the unincorporated county reflects an upscale, suburban atmosphere. A rural community atmosphere exists in other areas of the unincorporated county and the communities of Brooks and Woolsey. It is evident that among the various jurisdictions, a wide range of living styles and housing choices are available within Fayette County.

It is anticipated that changes in household size and type will be reflected in the available housing stock. The trends toward smaller households and fewer family households will have an impact on the type of housing demanded by Fayette County residents in years to come. Smaller families will not require as much space, and many may need or desire multi-family and townhouses instead of traditional single-family units. The accommodation of these trends is already seen in an increased number of single-family cluster developments, town homes, and apartments.

The Atlanta Regional Commission (ARC) projects that Fayette County's population will grow to 142,829 by 2020. The ARC also forecasts that the average household size will drop over this period from 2.83 to 2.69. Approximately 15,000 additional housing units will be required from 2000 to 2020.

5.3 Natural and Cultural Resources

This element provides guidance for achieving a balance between the need to protect the County's natural and historic resources while planning for the orderly development of Fayette County. The first section of this element, Environmental Planning Criteria, identifies Fayette County's local features defined in the state's Rules for Environmental Planning Criteria and indicates the status of compliance. This includes water supply watersheds, wetlands, groundwater recharge areas and protected rivers. Fayette has no protected mountains. The second section, Other Environmentally Sensitive Areas, identifies other sensitive areas including public water supply sources, steep slopes, flood

plains, soils, and plant and animal habitats. The third section addresses Significant Natural Resources. These include scenic areas, prime agricultural and forest land, and major parks, recreation and conservation areas. The final section, Significant Cultural Resources, identifies rural, residential, commercial, industrial, institutional, transportation, and community resources and landmarks of historic, cultural or archeological significance.

The natural environment places certain opportunities and constraints on the way land is used. Soil characteristics, the slope of the land, and the flooding frequency are a few factors among many which affect where development can safely and feasibly occur. Other areas such as wetlands, prime agricultural and forest areas, and sensitive plant and animal habitats, which are particularly vulnerable to the impacts of development, should be given consideration in the planning process and provided appropriate protection.

Goal for Natural Resources: The amount and distribution of population density and land uses in the county should be consistent with environmental constraints which preserve natural resources and which meet or exceed federal, state, and local standards for water quality, ambient air quality, and other environmental standards. Development in the county should provide for the conservation and protection of the environment through the proper utilization and management of the county's natural resources. The County should support the conservation of appropriate land areas in a natural state to preserve, protect, and enhance stream valleys, woodlands, wetlands, farmland, and plant and animal life in conjunction with the Georgia Greenspace Program, creating a system of public open spaces.

Environmental Planning Criteria

Water Supply Watersheds

There are five water supply watersheds (drainage basins) in Fayette County: Flint River Drainage Basin, Horton Creek Drainage Basin, Whitewater Creek Drainage Basin, Flat Creek Drainage Basin, and Line Creek Drainage Basin. Fayette County utilizes each of these basins as a source of drinking water.

Water Quality: The Fayette County Water System monitors surface waters throughout the County on a quarterly basis for pollutants and water quality indicators such as water temperature, air temperature, conductivity, pH, turbidity and dissolved oxygen. The County established this monitoring process in 1997. Surface waters in Fayette County consistently meet the State Drinking Water Quality Standard for raw water sources.

Stormwater Management: Fayette County's stormwater quantity and quality concerns come primarily from non-point sources. The county does not have a network of pipes and culverts to direct the runoff to a treatment area, rather it generally flows either to a detention pond or it flows directly to the nearest stream or other water body.

Fayette County currently requires a stormwater study be prepared for all development projects. The purpose of such a study is to provide for the effective and safe conveyance of excess stormwater off of the property in such a way and by such means that adjacent property owners are not adversely affected. Runoff, flow routing and detention or retention basin sizing and outlet control device design calculation must be presented in a hydrological study and report prior to the issuance of development permits.

Assessment. Fayette County adopted a water supply watershed protection ordinance in 1987. This ordinance is in compliance with the standards established by DNR for watershed protection (Development Regulations, Article VII, Watershed Protection Ordinance, §8-201 - 8-205). The watershed protection ordinance regulates streams under three categories: major water supply streams, named tributaries, and minor unnamed streams.

The County will continue to enhance its Soil Erosion and Sediment Control Ordinance to prevent unnecessary erosion and sedimentation. Land disturbing activities must be vigorously enforced to ensure protection of water bodies and to avoid other potential land use problems.

The Federal Phase II Stormwater regulations (40 CFR Part 123.33) require operators of small municipal separate storm sewer systems (MS4s), such as Fayette County, to apply for coverage under a National Pollution Discharge Elimination System (NPDES) permit for discharge from its storm sewer system. Fayette County submitted its Notice of Intent for coverage under the State of Georgia's General Stormwater Permit (no. GAG610000) in March 2003. The Notice of Intent provides a framework for the County to develop a Storm Water Management Plan (SWMP) and contains six minimum control measures, which must be addressed by December of 2006. These six areas include: public education and outreach, public involvement/participation in the development of the plan, illicit discharge detection and elimination, construction site stormwater runoff control, post-construction stormwater management, and pollution prevention/good housekeeping for municipal operations.

Wetlands

Inventory. According to the National Wetlands Inventory conducted by the U.S. Fish and Wildlife Service, significant wetland areas exist in Fayette County, especially along Whitewater Creek and the Flint River. Wetlands also occur around the County's ponds and lakes. Wetlands along Whitewater Creek are extensive and have the least evidence of human disturbance.

Assessment. Careful control of development is required to ensure the preservation of wetlands. The standards established by the DNR require the identification and mapping of wetlands and require that the issuance of any local building permit is coordinated with the Corps of Engineers' Section 404 permitting program in wetland areas. Fayette County has adopted a groundwater recharge ordinance in compliance with the standards established by DNR for groundwater recharge area protection (Development Regulations, Article IV, Flood Plain Regulations, §8-90).

Groundwater Recharge Areas
A recharge area is any area that facilitates the flow of surface water into an aquifer (an underground reservoir) to recharge it with more water. Significant recharge action replenishes the supply of well water. While recharge takes place throughout practically all of Georgia's land area, the rate, or amount, of recharge reaching underground aquifers varies from place to place depending on geologic conditions.

Inventory. The Georgia Department of Natural Resources (DNR) has mapped all of the recharge areas in the state which are likely to have the greatest vulnerability to pollution of groundwater from surface and near surface activities of man. The map indicates thick soils exist in the northern portion of Fayette County in the Tyrone area and in the southern portion of the county in the Brooks area. (Map N-2).

Assessment. Wells are now used throughout Fayette County for both public and private water supply. The relatively flat areas of thick soil are also choice sites for residential, commercial, and industrial development. In response, DNR has established standards to be used in the protection of recharge areas. These standards include the establishment of minimum lot size limitations for new homes and new mobile home parks served by septic tank/drain field systems; the use of agricultural waste impoundment sites; and secondary containment for above-ground chemical or petroleum storage tanks with a minimum of 660 gallons. Fayette County has adopted a groundwater recharge ordinance in compliance with the standards established by DNR for groundwater recharge area protection (Development Regulations, Article XI, Groundwater Recharge Area Protection Ordinance, §8-320 - 8-332).

Protected Rivers
Currently, there are no protected rivers within Fayette County's jurisdiction. While the Flint River is a protected river, the Georgia Department of Community Affairs has determined that its protected status begins south of Fayette County.

Other Environmentally Sensitive Areas

Public Water Supply Sources
There are five water supply watersheds (drainage basins) in Fayette County: Flint River Drainage Basin, Horton Creek Drainage Basin, Whitewater Creek Drainage Basin, Flat Creek Drainage Basin, and Line Creek Drainage Basin. Fayette County utilizes each of these basins as a source of drinking water.

Soils
Soil is the product of five factors: parent material (underlying geology), topography, climate, plant and animal life, and time. The nature of the soil at any given place depends on the combination of these five factors. Each factor acts on the soil and each modifies the effect of the other four. Because of this interaction, a knowledge of soil types in an area provides a good indication of topography (slope), erosion patterns, the presence and depth of rock, and the presence of water, as in wetland or flood plain areas. Soil types

are also useful in estimating runoff from precipitation, which is essential in developing storm water management programs.

A knowledge of soil types has a direct relationship to development. While some soils are more conducive to development, others present poor conditions for construction or very slow water absorption characteristics. Although soils poorly suited for construction may not preclude building, they do exact higher building costs and impose long term handicaps. The critical aspects in evaluating soils in a built environment include the following:

1. Bearing capacity - the ability of a soil to support weight;
2. Erosion and stability - the susceptibility to erosion and failure in sloping terrain; and
3. Permeability/drainage - the capacity of soils to receive and transmit water. This capacity directly relates to the soils' shrink-swell capacity and its ability to support septic systems. It also relates to the soils' runoff coefficient and potential flooding impacts

Inventory. All pertinent information on soils in Fayette County can be found in the U.S. Department of Agriculture Soil Conservation Service's Soil Survey of Clayton, Fayette, and Henry Counties. The Soil Survey creates combined groupings for the purpose of general land use planning. These groupings convey information relevant to general topography (slope), erosion potential, depth to bedrock, depth to water, flood plains, and more importantly, development capability and limitations. There are four major soil categories present in Fayette County: (1) Cartecay-Wedakee, (2) Cecil-Appling, (3) Gwinnett-Davidson, and (4) Pacolet-Ashlar-Gwinnett. These categories are described below.

Cartecay-Wehadkee. This series consists of nearly level, poorly drained, and somewhat poorly drained soils that are predominantly loamy throughout; formed in alluvial sediment. Brief, frequent flooding is common. These soils lie along the narrow to wide flood plains of the Flint River and the county's named streams (Antioch, Camp, Flat, Gay, Gingercake, Haddock, Horton, Line, Morning, Murphy, Nash, Perry, Shoal, Tar, Trickum, Whitewater, and Woolsey). Because of the flooding hazard (less than two percent slope), these poorly drained soils have low potential for development and should be limited to a suitable wildlife habitat.

Cecil-Appling Found in gently sloping and strongly sloping areas, these well-drained soils have a red or predominantly yellowish brown clayey subsoil. Covering approximately 78 percent of the county, this unit is used mainly for cultivated crops or pasture. Some areas have reverted to woodland. While these soils have potential for development, the clayey subsoil needs to be considered before installing most sanitary facilities and making shallow excavations. With slopes ranging from two to ten percent, protection from erosion is necessary regardless of whether the land is used for cultivation or development.

Gwinnett-Davidson This unit consists of gently sloping and strongly sloping, well-drained soils that have a dark red clayey subsoil. These soils comprise approximately five percent of the county with slopes ranging from two to ten percent. Found in a few areas primarily in the southern half of the county, this unit is used mainly for cultivated crops and pasture, although some areas have reverted to woodland. The soils in this unit have a medium potential for most development purposes. As with the Cecil-Appling unit, consideration must be given to the clayey subsoil before installing most sanitary facilities and making shallow excavations. Shrinking and swelling of these soils needs attention in those areas used for the construction of roads and buildings.

Pacolet-Ashlar-Gwinnett These are moderately steep and steep, well-drained or excessively drained soils that have red or dark red clayey or a yellowish brown loamy subsoil. Found primarily along the smaller, unnamed streams in the county, slopes in this unit range from 10 to 25 percent. The unit comprises about six percent of the county. This unit has low potential for farming, development, and most active recreational uses. Steep slope is the primary management concern. The potential for pasture and production of woodland is medium, mainly because of the erosion hazard and equipment limitation.

Assessment. Soil limitations vary by type and degree. A slight limitation indicates that soil properties are generally favorable for the specified use; any limitation is minor and easily overcome. A moderate limitation indicates that soil properties and site features are unfavorable for the specified use, but that limitations can be overcome or minimized by special planning and design. A severe limitation indicates that one or more soil properties or site features are so unfavorable or difficult to overcome that a major increase in construction effort, special design, or intensive maintenance is required. For some soil limitations rated severe, such costly measures may not be feasible.

Soils in Georgia are erosion prone by their very nature. When the vegetation is removed, due to development, naturally this potential increases. With proper design and erosion control regulations soil erosion can be reduced. The problem of soil erosion is addressed state-wide by the Georgia Erosion and Sedimentation Act. Locally, Fayette County has its own soil erosion and sedimentation control regulations.

Steep Slopes

Slope analysis is important because it helps to determine suitable land uses and identifies potential environmental hazards, such as erosion, and safety hazards, such as slopes susceptible to sliding. The steeper the slope, the more expensive construction becomes and the more difficult it may be to provide a safe access road, sewers, and proper drainage and to stabilize the soil. Generally speaking, slopes over 10 percent may be considered to be steep. Lawns cannot be mowed on slopes in excess of 25 percent (Encyclopedia of Community Planning and Environmental Management).

Inventory. Slopes in Fayette County range from nearly level to steeply sloping. Steep slopes of 15 percent or greater generally occur in the Pacolet-Ashlar-Gwinnett soil category. These areas are located primarily along portions of major streambanks, such as

Whitewater Creek, Flat Creek, and Camp Creek. Most of these sloping areas remain covered with protective vegetation due to their protection under various Fayette County ordinances.

Assessment. Due to the unstable nature of north Georgia soils, unregulated development can produce a variety of environmental problems. The Fayette County Watershed Protection Ordinance (Development Regulations, §8-201 - 8-205) requires significant natural, undisturbed buffers and setbacks from the stream bank or the 100-year flood plain, whichever is greater. On slopes outside the protection of the Watershed Protection Ordinance, the county's Soil Erosion and Sedimentation Control Ordinance (Development Regulations, §8-241 - 8-266) requires erosion control measures, such as silt fences during construction, and vegetative cover upon completion of construction, to minimize adverse impacts of development.

Flood Plains

Inventory. The Federal Emergency Management Agency (FEMA) has identified and mapped areas in Fayette County which are prone to flooding (Map N-4). These areas include lands adjacent to the county's major streams and tributaries and a number of minor streams as well. Approximately fourteen percent of Fayette County is affected by flood plain boundaries as delineated by FEMA.

Assessment. Fayette County's flood plain protection regulations were adopted to meet the eligibility requirements of the National Flood Insurance Program administered by FEMA. The flood plain regulations prohibit encroachment, including fill, new construction, substantial improvements and other developments within the floodway unless certification by a registered professional engineer is provided demonstrating that encroachment shall not result in any increase in flood levels. Development in flood fringes is subject to permitting to ensure that the rise in water surface elevation will not impact others (Development Regulations, Article IV, Flood Plain Regulations, §8-81 - 8-155).

Plant and Animal Habitats

Inventory. **T**he Georgia DNR Heritage Inventory indicates there are five species in Fayette County that are listed either endangered or threatened. The endangered and threatened species in Fayette County are generally aquatic shellfish found in streams. They include:

- Purple Bankclimber *(Elliptoideus sloatianus)*. Threatened. Habitat: Large rivers and creeks with some current in sand and limestone rock substrate.
- Shiny-Rayed Pocketbook (*Lampsilis subangulata*). Endangered. Habitat: Sandy/rocky medium-sized rivers and creeks.
- Gulf Moccasinshell *(Medionidus penicillatus)*. Endangered. Habitat: Sandy/rocky medium-sized rivers and creeks.
- Highscale Shiner *(Notropis hypsilepis)*. Threatened. Habitat: Blackwater and brownwater streams.
- Oval Pigtoe *(Pleurobema pyriforme)*. Endangered. Habitat: Sandy Medium sized rivers and creeks.

The species identified are vulnerable to the impacts of rapid land use changes and population growth and should be protected by the community to the extent possible.

Assessment. Fayette County has no ordinances or development regulations specifically addressing sensitive plant and animal habitat. However, the aforementioned environmental ordinances and regulations aid in preserving water quality and wildlife habitat through flood plain and watershed buffer regulations.

Scenic Views and Sites

Portions of Fayette County are still rural in nature. A rural landscape is perceived as scenic to many. For this reason, much of rural Fayette County could be considered scenic. However, as more and more of Fayette County is developed, this scenic rural atmosphere is disappearing.

To aid in the preservation of scenic areas in Fayette County, the Board of Commissioners adopted the Fayette County Scenic Roads Procedure to assist citizens in the preservation of rural and scenic roads through the control of their own property. The procedure requires 100 percent of the affected property owners be in agreement with the Scenic Roads requirements before the road can be designated scenic.

Prime Agricultural and Forest Land

Agricultural Land. Every five years, the U.S. Bureau of the Census conducts a Census of Agriculture. For census purposes, a farm is any place from which $1,000 or more of agricultural products were produced and sold, or normally would have been sold, during the census year. The Census of Agriculture indicates that between 1987 and 2002, the number of farms increased by 13 percent and the amount of acreage in farms decreased by 19 percent. While the value of land and buildings per farm increased 18 percent during this same period, the average production expenses per farm increased by 36 percent. Those involved in agricultural endeavors usually rely on other occupations to supplement their incomes. In 2002, approximately 56 percent of farming operators had another occupation in addition to farming.

Major Park, Recreation and Conservation Areas

Currently, there are no major federal, state, or regional park and recreation areas in Fayette County. The county's existing parks are local in nature and are discussed in the Community Facilities and Services Element of this comprehensive plan.

Summary

Fayette County has many regulations and policies designed to protect the environment and conserve our ecological resources. In the final analysis, an environmental policy or a regulation that applies to development will only achieve the desired effect if it is

identified at the time of application review, enforced during development, maintained after development is over, and monitored for continued performance.

Significant Cultural Resources

An Architectural Survey of Fayette County conducted by Historic Preservation Services, Inc. of Macon, Georgia, identified some 410 historic structures, based on age and/or architectural integrity. Historic building types include houses, churches, schools, commercial buildings, train depots, a courthouse, and a mill. These structures are located both in the cities and the unincorporated county. Preservation of these important resources makes it possible for them to continue to play an integral, vital role in the community. However, the majority of these structures remain in private ownership, making their protection and preservation difficult.

The following section offers a brief history of Fayette County. Subsequent sections inventory the historic, archeological, and culturally significant resources in the county divided into the following sections: Residential Resources, Commercial Resources, Industrial Resources, Institutional Resources, Transportation Resources, Rural Resources, and Other Historic, Archaeological and Cultural Resources. Portions of the following sections have been taken from "The History of Fayette County, 1821-1971" which was published by the Fayette County Historical Society.

Rural Resources

Kenwood Community: The Kenwood Community is located in the northeastern section of Fayette County, between SR 85 and SR 314 at Kenwood Road and Old Road. At one time, Kenwood was a lively business center with numerous stores, a gin house, blacksmith shop, a grist mill, post office, railway station, and a dairy. The earliest stores date from 1885; the dairy was started in 1921. Although vacant, the shells of the stores and railroad station remain to this day.

Inman Community: Located five miles south of Fayetteville, bordered on the east by the Flint River, on the south by the city limits of Woolsey, on the west by Woolsey-Brooks Road, and on the north by the settlement known as Harps, there are the twenty land lots that were formerly incorporated as Inman. Once a bustling center of farming and commercial activity, the community now has a general store and two churches as its centers of community life (The History of Fayette County, 1821-1971)

Starr's Mill Community: The boundaries of Staff's Mill Community are Jones Hill on the north to Line Creek on the south and from Flat Creek on the west to Haddock Creek on the east. In addition to the mill, the site also included a saw mill, a cotton gin, and a dynamo that produced electricity for nearby Senoia. At its height, the community also had a post office, a blacksmith shop, a church, and stores.

Residential Resources
The vast majority of the 410 structures identified in the Architectural Survey of Fayette County are single family dwellings. These include examples of Greek Revival, Gothic Revival, Queen Anne, Folk Victorian, Colonial Revival, Neoclassical, Craftsman, and English Vernacular Revival styles. Structures range in age from circa 1830 to 1940. While some structures lie vacant, many have been restored to their original splendor and are still used as single family homes today.

Commercial Resources
The Kenwood Community (see Rural Resources) has remnants of a once prosperous commercial center. The structure that was Carnes Mercantile Store (1895-1904) although vacant, remains.

The Inman Community (see Rural Resources) also has remnants of what was a thriving commercial center. The old Inman Store (1885-1894), now vacant, still remains in its original location on Hills Bridge Road.

Individual commercial enterprises were scattered around the county. An example is the general store (1914-1920) at SR 92 South and Goza Road. It still functions as a general (neighborhood) store today.

Industrial Resources
Fayette County is home to Starr's Mill, one of the most photographed sites in Georgia. Built around 1900 on SR 85 South, this mill provided grain to the surrounding community. One of several mills located on Whitewater Creek, Starr's Mill, including the pond and surrounding area, was purchased by Fayette County in 1991. The pond is used as a water intake source by the Fayette County Water System. Favored by fishermen and picnickers, the mill and pond are also often the scene of weddings and movie sets (The War, Fried Green Tomatoes, Sweet Home Alabama). Although vacant, a cotton warehouse (circa 1910-1914) still stands at the corner of Tyrone and Castlewood Roads.

Institutional Resources
One of the best known and earliest structures, and the only one in Fayette County on the National Historic Register, is the Fayette County Courthouse. Located on the square in the county seat of Fayetteville, the courthouse was constructed in 1825 by Finley G. Stewart. The courthouse is now the home of the Fayette County Chamber of Commerce and the Fayette County Development Authority.

Fayette County's growth has caused many of its historic church congregations to either replace their historic structures or alter their architectural integrity. However, there are some historic churches in the county which remain intact. These include: Old Rock Church (1880-1889), Hopeful Baptist Church (1905-1914), Ebenezer Church (1880-1889), New Hope Church (1880-1889), Starr's Mill Baptist Church (1887), Hartford Methodist Church (1935), and County Line Christian Church (1848).

The City of Fayetteville is home to the old Fayetteville Post Office (1920), now a retail store, and the Margaret Mitchell Library (1945), now home to the Fayette County Historical Society.

Transportation Resources
Three historic depots remain - The Fayetteville Depot, the Kenwood Depot (1895-1905) and the Ackert Depot (1890-1899). The Kenwood Depot, located on the east side of Old Road south of Kenwood Road, is now vacant. The Fayetteville Depot is owned by the City of Fayetteville. The City refurbished the depot and it is used as a community center. The Ackert Depot, located on the north side of Hills Bridge Road and John Street in Inman has been privately purchased and restored, using the original plans.

Other Historic, Archaeological and Cultural Resources
There are approximately 150 known cemeteries in Fayette County. The Fayette County Historical Society maintains cemetery records of engraved gravestones dating from 1821. While some cemeteries are a part of churches and are well kept, many of the oldest cemeteries in the county are in abandoned villages, abandoned churchyards or are family cemeteries on land that no longer belongs to those whose families are buried there.

Archaeological finds in the development of various county reservoirs include shards and pieces of pottery. Indian arrowheads were also recovered. These artifacts are curated by the Fayette County Water System. The development of Falcon Field in Peachtree City uncovered the same type of artifacts. Artifacts from this site are curated by the City of Peachtree City.

HISTORY OF FAYETTE COUNTY

Fayette County was formed from lands ceded by Creek Indians in the Treaty of 1821. It was Chief William McIntosh of the Lower Creek Nation who signed the treaty at Indian Springs to cede the land which is now Fayette County. The county was named for the General Marquis de la Fayette, the French hero of the American Revolutionary War.

Fayetteville was the County seat and commerce center; the remainder of the county was principally small subsistence farms with villages formed at the juncture of crossroads and creeks with a mill and a merchant usually found in each. Before 1840, small villages existed at or near the present locations of Kenwood, Hopeful, Sandy Creek, Tyrone, Flat Creek, Cross Roads, Starr's Mill, Whitewater, Brooks, Inman, and Woolsey.

Though 46 percent of the county's wealth by 1860 was invested in slaves, there were only a few large landowners who owned numerous slaves, and none owned as many as 50. The slave population was about 25 percent of the total population. Though the county escaped the Civil War burning suffered in neighboring counties, looting took place and there was some military activity along the route of a supply train and in the southeast area around Inman. The far greater loss was men as the county sent six companies of infantry, two companies of cavalry, and several companies of state guards and suffered large numbers of casualties.

Despite the economic hardships following the war, most towns and villages survived and there was some population growth. Agriculture remained the mainstay of the economy with cotton as the principal crop. The crop lien system developed and there was considerable consolidation of land holdings.

In 1871, the Savannah, Griffin, and North Alabama Railroad built a depot in Sharon Grove at a stop called Brooks. The rail era had begun and new bustling towns sprang up along the routes and some of the earlier crossroads villages ceased to exist. Between 1880 and 1900, the Atlanta and Florida Railroad completed a line between Atlanta and Fort Valley. In 1907, the Atlanta, Birmingham, and Atlantic ran through the west side of the county.

The economy continued to prosper with agriculture as the mainstay until the boll weevil infestation of 1921. This, along with other factors that brought on the farm depression of the 1920's, followed by the Great Depression, brought severe economic times. Farmers abandoned their farms and moved into nearby cities and towns seeking jobs. Banks closed in some of the towns and the railroads began cutting back on their routes.

The end of the depression and the general prosperity in the country following WWII, combined with roads and automobiles, brought the next significant changes. The first road was paved in the 1930s between Fayetteville and Jonesboro. When SR 85 was built in 1949, Fayette County was still rural with most farm land being in pasture for cattle. The automobile and the nearness to a major airport and the City of Atlanta began to bring suburban growth. In the 1950's, a community marked by planned growth and reserved green space and natural areas, was chartered on the west side of the county. It was called Peachtree City. This brought to six the number of incorporated towns in Fayette County - Fayetteville, Tyrone, Brooks, Woolsey, Inman, and Peachtree City. However, in 1971, Inman dropped their corporation charter.
The last 30 years have seen an influx of wealth into Fayette County, primarily from airport-related industries and employees. This growth has made Fayette County a "bedroom community" for the Atlanta metropolitan area, where over 60 percent of Fayette Countians commute to work. A population increase of over 700 percent since 1970 has created the need for new homes, schools, and shopping centers. While such growth caused many of the county's historic building stock to be lost, many structures from Fayette County's past still remain. These resources are discussed in the following sections.

5.4 Community Facilities and Services

The vigorous growth of Fayette County has been paralleled by demands for community facilities and services. The county's present system of community facilities and services demonstrate a high commitment to service provision and the community's expectations. However, as the infrastructure in currently developed portions of the county ages, there will be increased competition between newer and older areas for facility dollars. If the existing level of service is to be maintained in a fiscally sound manner, it will become increasingly important to cause future development to occur concurrently with the provision of adequate community facilities and services which support the increased development of an area.

The Community Facilities and Services Element of the Fayette County Comprehensive Plan recognizes that the level of public services enjoyed by county residents is a significant local attribute and its continuation requires sound and supportable planning guidelines. These must not only ensure that there is a balance between the county's future land use intensity, but that new facilities are located to maximize accessibility while minimizing neighborhood impact. Therefore, it is the purpose of this Plan element to provide specific guidance on the following: locational criteria, service levels, and methods for determining the specific need and appropriate timing of facilities. The primary mechanism for applying this guidance and ensuring a well balanced and adequate community facility system is through the Capital Improvement Program**.** This mechanism is an important tool for implementing the county's Community Facilities Element.

The Capital Improvement Program provides the financial foundation necessary to implement plans. The county's Capital Improvement Program guides the development of community facilities over a five-year period. Projects are listed in a sequential order based on a schedule of priorities and include an estimated cost and anticipated method of funding each project.

The Board of Commissioners has adopted goals, objectives, policies, and guidelines which relate directly to community facilities and services. The following goal establishes the basis for community facilities planning in Fayette County as articulated by the objectives and policies in this element. This goal also emphasizes that community services and facilities, and the county's ability to provide them, are essential to maintaining the quality of life in the county.

Goal for Community Facilities and Services: Development in the county should be held to a level and rate which is consistent with the availability and adequacy of the county's community facilities. The provision of community facilities must ensure an adequate level of service for existing and future residents. Plans to provide for new community facilities and for the maintenance of existing community facilities should take into account financial limitations associated with increased needs for community facilities.

Water Supply and Treatment

Inventory. The Fayette County Water System is the major supplier of public water in Fayette County, providing water to areas of the unincorporated county as well as the municipalities of Peachtree City, Tyrone and Woolsey. The Town of Brooks and the City of Fayetteville have their own water systems and purchase water from the county to supplement their supply. Raw water is drawn from the Flint River, Starr's Mill Pond, reservoirs, various wells, and the City of Atlanta.

Supply and Production: The existing water treatment plants (Crosstown Plant and South Fayette Water Plant) currently treat 19.5 millions gallons per day (MGD) of raw water. There is a total storage capacity of approximately 16.25 MGD using a combination of elevated storage tanks and clear wells.

The Water System presently has the capacity of providing approximately 20.3 million gallons of water per day (MGD) utilizing many sources which include Lake Horton, Lake Kedron, Lake Peachtree, Line Creek, Whitewater Creek, Flint River, various wells and the City of Atlanta. The Water System has a contract to purchase up to four MGD from the City of Atlanta.

The Fayette County Water System has a total production capacity of 20.3 MGD. This includes thirteen and one half (13.5) MGD from the Crosstown Road Treatment Plant, six MGD from the South Fayette County Treatment Plant and 0.8 MGD from various wells. The South Fayette Water Plant can be high rated to nine MGD.

The Water System has three existing reservoirs: Lake Kedron (235 acres), Lake Peachtree (250 acres) and Lake Horton (790 acres). Lake Horton utilizes two off-site intakes, the Flint River and Whitewater Creek.

Consumers: According to recent estimated averages, 69 percent of Fayette County households are served by the Fayette County Water System. The remaining 31 percent of the residents receive water from the municipalities of Fayetteville or Brooks, private well systems, or individual wells. The number of residential, commercial, and industrial water accounts in 2002 totaled 23,479, an increase of 10,235 since 1990, when the Water System had 13,244 accounts.

Distribution: The Water System includes more than 526 miles of water lines in various diameters and materials. All water lines are either (1) constructed by the Water System's own crews, (2) contracted for with the construction monitored and approved by the Water System's engineer, or (3) constructed by developers and contributed to the Water System upon inspection and approval of the construction by the Water System.

The Water System wholesales water to the City of Fayetteville under a wholesale water contract which expires in 2034. The Water System is also the backup supplier for the Town of Brooks under a wholesale water contract which expires in 2024.

Assessment. Water demand is projected to increase to 23.2 MGD in 2020 and 31.2 MGD in 2030. As a result, the county is pursuing a 404 permit for a new 650 acre reservoir on Line Creek. During drought conditions, Lake McIntosh, located on the county line with Coweta County, will provide an additional eight MGD.

Two future water tank sites have been identified with plans to construct a 2,000,000 gallon water tank on each site over the next six years. The South Fayette Water Plant is designed to be expanded to 18 MGD.

Sewerage and Wastewater Treatment

Inventory. Only the cities of Fayetteville and Peachtree City own and operate municipal sewerage systems. Tyrone provides a limited amount of sewerage service in the SR74 North corridor through a contractual agreement with the City of Fairburn. Unincorporated Fayette County, Brooks and Woolsey have no sewerage and all development is served by septic systems, most being individual septic tank systems.

Assessment. The Metropolitan North Georgia Water Planning District (MNGWPD) prepared the Short-Term Wastewater Capacity Plan to address the immediate capacity needs of local wastewater treatment systems in preparation of a Long-Term Wastewater Management Plan which will take a number of years to implement. The report states that since both Fayetteville and Peachtree City have plans in place to increase wastewater treatment capacity that no short-term capacity issues are identified in Fayette County through the year 2008.

To address septage disposal needs, Fayette County is working with the Peachtree City Water and Sewer Authority (PTCWSA). Fayette County is funding the installation of equipment which separates the septage liquids and solids prior to it going into a municipal sewerage treatment facility. The equipment will be installed in conjunction with upgrades being made by PTCWSA to existing sewerage treatments facilities.

Solid Waste Management

Inventory. The Fayette County Comprehensive Solid Waste Management Plan was adopted in 1999 to fulfill the requirements of the Georgia Solid Waste Management Act (GSWMA). The seven elements addressed in the plan are: Amount of Waste, Collection, Reduction, Disposal, Land Limitations, Education and Public Involvement, and Implementation and Financing. The goal of the GSWMA is for every jurisdiction to reduce the amount of solid waste going into landfills by 25 percent. The plan includes Brooks, Fayetteville, Peachtree City, Tyrone and Woolsey, as well as unincorporated Fayette County. The plan was approved by the Georgia Department of Community Affairs (DCA) in April of 1999.

Refuse collection in the unincorporated county is provided by private contractors. All curb-side pick up of residential solid waste in unincorporated Fayette County is handled by private haulers. County citizens contract directly with these companies. Some of these companies offer recycling services.

Fayette County's transfer station is operated by a private contractor. Solid waste from this facility is taken to Live Oak Landfill in DeKalb County, Georgia.

Recycling services and yard waste drop off disposal are provided to all Fayette County citizens by the county at the transfer station on First Manassas Mile Road. This facility has receptacles for drop off of aluminum, scrap metals, glass, newspaper, white paper and cardboard. Newspaper recycling receptacles are also located in Kiwanis and McCurry Parks.

Assessment. The plan identifies the need for a data collection system to determine the amount of solid waste being diverted from the landfills through waste reduction, reuse and recycling. In addition, the plan identifies the need for a more accessible recycling center.

Other Facilities and Services

Public Safety

The provision of public safety services is basic to an orderly society and to the protection and safeguarding of the health and safety of county residents. For the most part, these functions in the unincorporated county are the responsibility of law enforcement agencies (the Sheriff's Office and the Marshal's Office), the Department of Fire and Emergency Services (Fire/EMS), Emergency 911 Communications, and the Judicial System. Each of these functions is discussed in this section with specific objectives and policies. However, there are certain general guidelines, objectives and policies that are common to all.

Fire and Emergency Services

Inventory. The Fayette County Department of Fire and Emergency Services is charged with the responsibility of providing Fire Protection, Emergency Medical Services, and Emergency Management. These functions are provided through the provision of fire protection to the unincorporated areas of the county and the municipalities of Brooks, Tyrone and Woolsey, Emergency Medical Services to the same jurisdictions with the addition of Fayetteville and Emergency Management to all residents of Fayette County. Mutual Aid and Automatic Aid agreements are maintained between the City of Fayetteville and the county. Mutual Aid agreements are in effect with Peachtree City.

Fire Protection: The delivery of fire protection services includes emergency response to all fire calls and alarms, the provision of fire prevention through the Bureau of Fire Prevention and fire safety education. The department maintains a comprehensive prevention effort that includes new construction plan review and enforcement of the State

Fire Prevention Code as well as the NFPA Life Safety Code and other NFPA Standards and codes. In addition the department conducts semi-annual fire inspections of all non-residential facilities, issues permits for hazardous operations and administers the outdoor burning program. Fire safety education is accomplished through established educational programs.

Emergency Medical Services: The department provides Advanced Life Support Ambulance Transport and First Responder Emergency Medical Services. The provision of these services is authorized and licensed through the State Department of Human Resources. The Department is the designated 911 Zone provider to all emergency medical calls within Fayette County with the exception of Peachtree City as stipulated through the Region IV EMS Council.

The Department operates nine existing fire stations located throughout the county. Personnel consists of 125 full-time firefighters/EMT's and 35 volunteer firefighters. The department utilizes cross-trained personnel (to the level of Emergency Medical Technician) to provide fire protection and emergency medical services. In addition to this basic level certification, the department has approximately 60 personnel who are also certified and trained to the Paramedic level.

Emergency Management: Responsibilities of the Department of Fire and Emergency Services in this area include coordinating the functions of preparedness, mitigation, response, and recovery in the event of a disaster, whether natural or man made. Inclusive within this responsibility is the maintenance and administration of the county's Disaster Plan. The plan reflects emergency management functions on a countywide basis and includes Fayetteville, Peachtree City, Tyrone, Brooks and Woolsey.

Additionally, the coordination of response to Hazardous Material Incidents and maintenance of a comprehensive hazardous materials plan is administered by this office as required by the Community Right-To-Know Act, otherwise known as SARA Title III. The Local Emergency Planning Committee (LEPC) and the Local Emergency Resource Councils are functions of the department's emergency management responsibilities. Homeland Security has recently been added as an additional function in light of the potential for Weapons of Mass Destruction events and domestic terrorism.

Assessment. The 2003 institution of a manpower squad should serve to provide the essential operational personnel for emergency response. However, there is a need to provide full-time shift supervisory personnel that would be responsible for assisting the Deputy Chief of Operations in the fulfillment of those duties. There have been no positions added to these functions during the last twenty years as the primary focus on personnel has been on acquiring sufficient apparatus staffing.

The current level of service of Advanced Life Support Ambulances has remained constant during the last twenty years. However, municipal growth within the City of Fayetteville and adjacent areas has indicated a need for an additional ambulance to meet established service standards. At the present time, the ambulance serving the Fayetteville

and surrounding area is approaching 2000 calls annually or approximately 38% of EMS total call volume. It is estimated that an additional transport unit will be required within the next 2 years to absorb the increase in call volume and reduce the dependency on outlying units to respond to this coverage zone.

Starting in 2000, the county began assessing impact fees for the provision of fire services. The Capital Improvement Element contained in this plan identifies the fire service needs to the year 2023.

Fire/EMS stations in the county are located to provide maximum coverage based on a five minute average response time. This response goal is critical to providing effective fire suppression as well as emergency medical services. This existing level and quality of service is considered adequate to meet current needs. Fayette County has an Insurance Services Office (ISO) rating of five in areas served by public water and in ISO rating of nine in areas not served by public water. The department has recently been awarded accreditation through the Commission on Fire Accreditation International. The department is the first fire agency in the State of Georgia to be awarded accredited status.

The county's adopted Fire and Rescue Station Location Master Plan has determined that stations can be located to enable a five minute average response time to at least 80 per cent of the county's population. The fundamental element in facility planning is determining future demand for emergency services. While providing new facilities to meet the increasing demand is expected to be a primary focus for the fire and emergency services, it is becoming apparent that existing facilities will require additions and rehabilitation to accommodate necessary emergency response equipment. Continued analysis of resource utilization may result in redeployment of equipment to heavier demand areas.

National Fire Prevention Association standards recommend a minimum of four firefighters for each apparatus. The eight engines are presently staffed with two firefighters per apparatus. In terms of this standard, there is a total deficit of 16 firefighters per shift which should be available for the eight engines. National standards used by the Department require one EMS vehicle per 15,000 population and one EMS technician per 2,000 population.

An additional full time staff position is indicated for responsibilities associated with the provision of emergency management functions. Risk management and threat assessment requirements including an all hazards analysis for the community as stipulated by the Georgia Emergency Management Agency has increased the need for staff assistance. Disaster funding eligibility requires that comprehensive threat and risk assessment plans are developed in concert with WMD (Weapons of Mass Destruction) planning. Record keeping and retention including dissemination of information as required under SARA Title III (Superfund Authorization and Reauthorization Act) will require additional computer capabilities.

Law Enforcement

Inventory. Law enforcement in unincorporated Fayette County is provided by two agencies, the Sheriff's Department and the Marshal's Office. The **Fayette County Sheriff's Department** provides law enforcement in unincorporated Fayette County, Brooks and Woolsey. The cities of Fayetteville, Peachtree City and Tyrone provide their own law enforcement functions. Services provided by the Fayette County Sheriff's Office include law enforcement and patrol activities, operation of the jail for the incarceration of convicted criminals and those individuals who have been accused of crimes and are awaiting trial, provision of security services for the court system, criminal investigations, and the serving of warrants and civil processes. The Fayette County Sheriff's Department currently employs 215 persons which includes 119 sworn officers.

The unincorporated county, the cities of Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey all utilize the services of the jail as the facility is available without regard to political jurisdiction. Because the jail facility benefits the entire county as a whole, the service area for the jail facility is considered to be the entire county. The new jail facility consists of two pods housing 192 inmates each for a total capacity of 384 inmates. The facility is designed to be expandable to a total of four pods. The existing jail will be retained giving Fayette County a total capacity of 472 inmates.

The **Fayette County Marshal's Office** provides security for county-owned property, enforces county codes and regulations, develops safety policies and procedures for county employees and investigates Workman's Compensation claims, traffic accidents and property damage involving county personnel and property. The Fayette County Marshal's Office currently has a force of nine sworn officers.

Assessment. The Sheriff has identified the need for a satellite precinct in the SR 92 North Corridor and a training facility with a firing range. The sharing of a training facility with the Fayette County Department of Fire and Emergency Services is also a possibility. The Marshal's Office has identified the need for additional office space to accommodate personnel.

Emergency 911 Communications Center

Inventory. The Emergency 911 Communications Center was consolidated in 1995 and provides service to the county and its municipalities. The county and each of its municipalities provide funding for this service based on a formula in the Consolidated Communications Agreement. A total staff of 29 (25 full-time and 4 part-time) working three shifts operate the center 24 hours a day.

Assessment. The Emergency 911 Communications Center has identified the need of an addition to the radio room to accommodate equipment and personnel. As with any public safety agency, as the county grows, additional personnel will be needed to maintain an adequate level of service.

Judicial System

Inventory. The court system (State Court, Superior Court, Magistrate Court, Juvenile Court, Probate Court District Attorney & Solicitor) primarily involves the administration and enforcement of justice based on civil and criminal laws of the State of Georgia. Space for retention of court records, as required by code, continues to be an important requirement of the Court system. These offices are housed in the Fayette County Justice Center.

Assessment. The Fayette County Justice Center will meet the immediate and future needs of the judicial system. The 50,000 square foot third floor of this facility which is currently unoccupied will be utilized as the need arises.

Hospitals and Other Public Health Facilities

Inventory

Fayette County Community Hospital. Open since September 1997, Fayette Community Hospital is a 100-bed, general community hospital which is governed by a nine-member Board of Trustees, five of whom are physicians. The hospital offers a wide range of services, including medical, surgical, critical care, diagnostics, physical therapy, and emergency room. A medical staff of more than 300 doctors represents more than 30 specialties. Members of the medical staff are board certified or qualified.

Fayette Community Hospital offers a full range of services including medical, surgical, critical care, diagnostics, laboratory, respiratory, outpatient surgery, rehabilitation and comprehensive out-patient services. A 24-hour emergency department with a FAA-approved helipad serves the emergency medical needs of the community. The Hospital has expanded the Diagnostic and Emergency Services to 105 Yorktown Drive in Fayetteville by opening the Minor Emergency Care and Outpatient Diagnostic Center.

Fayette Community Hospital's inpatient and outpatient services include:

- Twenty-four hour emergency care, including a FAA-approved helipad
- Medical/Surgical services
- Critical care
- Full diagnostics, including CT scan and nuclear medicine
- Pediatric services
- Operating rooms for inpatient and outpatient surgery
- Rehabilitation/Physical Therapy/Fitness Center
- Respiratory Therapy
- General lab services
- Comprehensive outpatient services

Public Health Facilities. The Fayette County Public Health Department provides services to local citizens. Services provided by the department include preventive health care, educational services, immunizations, family planning, travel shots, cancer screening and physical assessments. The department also includes Environmental Health which regulates septic placement, restaurant cleanliness, care homes, tourist accommodations, the testing of wells and public swimming pools, and the survey and identification of mosquito species for the presence of the West Nile Virus. The department is supported by fees and state and local funds.

Assessment. The Fayette County Community Hospital will meet the future needs of Fayette County citizens. The hospital was constructed with an unfinished third floor that will be finished when the need arises. When finished, it will include an additional 50 beds.

The Fayette County Health Department has identified a need for more facility space due to an increased patient load. Patient contacts increased from 10,344 to 20,122, an increase of 95 percent, between 1996 to 2002. Patient load is expected to increase as the county continues to grow. A State Block Grant could be utilized to pay for a portion of a new public health facility. The provision of Fayette County Health Department services will be addressed under the Objectives and Policies of the General Government section.

Recreation Facilities

Inventory. Fayette County has seven recreational areas totaling approximately 276 acres. These recreational areas have an array of facilities such as baseball fields, boat ramps/docks, football fields, picnic areas, soccer fields, softball fields, tennis courts and walking trails.

The county recently purchased approximately 173 acres in the Kenwood area for a future park. In addition, an eight acre tract in Peachtree City which had been used by the Fayette County Water System will be developed into a future park.

Assessment. To address recreation needs in Fayette County, the Fayette County Board of Commissioners contracted with Robert and Company to conduct a recreation needs assessment. The Fayette County Recreation Needs Assessment was completed in 2003. The needs assessment recommends recreation improvements to be undertaken by Fayette County. Timing for the improvements range from 2005 to 2020. In the next year, the staff of the Recreation Department will utilize the needs assessment to update the Fayette County Capital Improvement Plan

The Recreation Department identifies the following as projects that were initiated before the completion of the Fayette County Recreation Needs Assessment:

- Brooks Park: Installation of softball field fencing, installation of field lighting, expansion of parking area.

- Kelly Drive Neighborhood Park: Purchase of land from the Water System and converting the area into a park with picnic tables; park benches, a playground area, and a walking trail.

- Kiwanis Park: Installation of additional parking and access, Kiwanis Activity House basement renovations, and the upgrade of field lighting.

- McCurry Park: Parking lot installation and improvements (resurfacing, patching and fencing), the installation of barrier netting and cross fencing (to subdivide soccer fields), and the addition of a picnic shelter, walking trails, a playground, four tennis courts and two multipurpose courts.

- Kenwood Park: Development of the park.

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General Government

Inventory. Fayette County governmental facilities are instrumental in the provision of county services. The majority of the county's administrative services are located in the Fayette County Administrative Complex. This facility currently contains the following county offices: Administration, Board of Tax Assessors, Circuit Court Judge, Elections and Registration, Engineering, Environmental Health, Extension Service, Finance, Fire and Emergency Services, Human Resources, Information Systems, Marshals, Permits & Inspections, Physical Health, Planning, Purchasing, Tax Commissioner, and Zoning. Additional county offices are housed at other locations throughout the county. Other facilities discussed elsewhere in this element includes water treatment plants, treated water storage facilities, Fire/EMS stations, and recreational facilities.

Fayette Senior Services operates the Friendship Center in a reconverted single-family structure. The Friendship Center is a gathering place for the socialization and recreation of senior citizens. Facilities include a dining room, fellowship area, card and puzzle room, and warming kitchen for Meals on Wheels. A separate trailer houses the Fayette Senior Citizens administrative office.

In addition to operating the Friendship Center, Fayette Senior Services administers a nutritional program, an information and referral service, an in-home services program, transportation services, a wellness program, and the Just Older Youth Program. Overall, Fayette Senior Services serves approximately 1,700 citizens per year.

Assessment. The Fayette County Judicial Complex opened on time in the spring of 2003. A 150,000 foot building for administrative service departments is also planned on this 65 acres site. The Fayette Senior Services is involved in a capital campaign to raise funds for a new facility. This new facility will be located on approximately three acres within the aforementioned 65 acre site. The new Fayette Senior Services facility will

have four functional centers: Active Recreation, Agency Offices, Meeting Space/Food Service, and Structure Programs. The proposed facility will contain a multipurpose room which will seat 150, a small dining room which will seat 60, and the kitchen facilities to serve 200 meals a day through the volunteer Meals on Wheels Program.

Educational Facilities

Inventory. . The Fayette County Board of Education presently administers 26 public schools, 16 elementary schools, five middle schools, and five high schools. In addition, the Board of Education administers an alternative elementary school, middle school and high school at the Lafayette Educational Center and an evening high school at the Sandy Creek High School. Table C-6 provides information on each of the public schools located in Fayette County.

Education/Training Centers: Two education/training centers are located in Fayette County. These centers are the Fayette County University Center in Peachtree City and the Fayette County Community School in the LaFayette Center in Fayetteville.

The Fayette County University Center offers continuing education classes from Clayton College and State University. These classes include Basic Academic Skills, Computer Training, Career and Professional Development, Healthcare Training, Leisure and Personal Development and Small Business Development.

The Fayette County Community School offers classes from Central Michigan University, Gordon College, and West Georgia State University. A Master of Art in Education with a specialization in Instruction or Adult Learning can be obtained through Central Michigan University. Gordon College offers a variety of classes including Economics, English, History, Math, Communications, Psychology, and Sociology. West Georgia State University offers classes necessary to maintain teacher's certification.

Assessment. Fayette County's rapid growth has put a burden on the Fayette County School System. The Fayette County Board of Education is implementing a SPLOST based facilities improvements program approved by the voters in 2004. This includes the addition of three elementary schools and one middle school to accommodate additional students.

Libraries and Other Cultural Facilities

Inventory. The mission of the Fayette County Public Library is to assist the public in meeting their informational, educational and cultural needs by providing free access (where economically feasible) to information affording personal and community benefits. Services to the hearing impaired and to visually and physically disabled residents are provided by Access Services. The Fayette County Public Library is located in the City of Fayetteville. There are three additional city-administered libraries in Fayette County: the Peachtree City Library, the Tyrone Library, and the Brooks Library.

The Fayette County Public Library is a member of the Flint River Regional Library System (FRRL) and is a unit of the Board of Regents of the University System of Georgia. The FRRL oversees libraries in a seven-county area. Authorized by the state, the FRRL distributes state funds to each of the seven counties, as well as providing technical assistance in areas such as administration, construction planning, interlibrary loans, computer backup and bulk purchasing. All four libraries in Fayette County are members of the FRRL system and as a result, all of the libraries are open to all residents of the county. Fayette County pays the FRRL membership fees on a per capita basis for all the county and city libraries.

The Fayette County Public Library is approximately 25,000 square feet in size. The library contains approximately 80,641 volumes. A computer lab in the library contains 10 computers which offer classes in academic enrichment and computer applications. The Internet can be accessed from 54 computers in the library. The Georgia Career Information System is available to students for career and education planning. The Fayette County Public Library hosts cultural events such as readings by local authors and concerts. The library also offers computer-based instruction, a Distant Learning lab for teleconferencing, Spanish and French classes, children's storytelling, sign language and access to PINES and GALILEO. PINES (Public Information Network for Electronic Services) allows a patron at any PINES library to see and borrow the holdings of every participating library, increasing access to materials exponentially. GALILEO (GeorgiA LIbrary LEarning Online) allows users to access over 150 databases indexing thousands of periodicals and scholarly journals.

Sams Auditorium in the old Fayette County High School now known as the LaFayette Center, holds approximately 300 persons. The facility is used for concerts, local theater, and special events. The Fayette County Board of Commissioners helped fund new seating in the auditorium when it was renovated.

Consistency with Service Delivery Strategy

Fayette County and its Municipalities have a Service Delivery Strategy Agreement in place. The services covered in this Comprehensive Plan have been reviewed for consistency with these strategies and agreements and have been found to be in conformance. As part of this full plan update of the Fayette County Comprehensive Plan, a new Service of Delivery Strategy Agreement will be developed and adopted by each of the aforementioned jurisdictions.

The following is a summary of the Service Delivery Strategy:

Airport: The Peachtree City Airport Authority (PCAA) provides this service throughout the County. Funding is provided primarily from user fees, with Peachtree City providing additional funding from the Hotel/Motel Tax.

Animal Control: Fayette County provides this service to all entities throughout the county. This includes services for sick and injured animals, displaced wildlife, bite case victims, 24/7 emergency response via 911, animal ordinance and related state law enforcement and cruelty investigation. Funding is provided from Fayette County general funds.

Building Permits and Inspections: Fayette County, Peachtree City, Fayetteville and Tyrone provide this service for their respective jurisdictions. Fayette County provides permit and inspection services for Brooks and Woolsey. Funding is provided from user fees from each entity.

Cable TV: MediaOne and Intermedia provide this service throughout Fayette County. Fayette County and Brooks have entered into a collaboratively negotiated franchise agreement with MediaOne that Fayetteville and Tyrone are anticipated to join. Peachtree City can consider entering into this agreement when its existing agreements terminate. Funding is provided from user fees from each entity.

Code Enforcement: Fayette County, Peachtree City, Fayetteville and Tyrone provide this service for their respective jurisdictions. Each jurisdiction's code enforcement efforts are focused on the individual characteristics of the respective community. Otherwise, each entity feels a need to continue providing this service in order to maintain local control and provide the level of service their citizens expect. Funding is provided from general funds from each entity

Court: Fayette County, Peachtree City, Fayetteville and Tyrone provide this service for their respective jurisdictions. Fayette County provides this service for Brooks and Woolsey. The municipal entities will continue to periodically evaluate the cost effectiveness of hiring a municipal court Judge and Solicitor to provide court services to all entities. Funding is provided from fines and forfeitures collected by each entity

911 Communications Center: This service was consolidated in 1995. Each entity provides funding for this service based on a formula in the Consolidated Communications Agreement. Funding is provided from #911 fees and general funds from each entity.

Economic Development: Fayette County, Peachtree City and Fayetteville have Development Authorities that focus on specific needs of their respective communities. The Fayette County Development Authority (FCDA) has agreements with the municipal authorities to issue revenue bonds and for marketing services. All municipal development authorities (Fayetteville and Peachtree City), The Town of Tyrone, and the Peachtree City Airport Authority are represented on the FCDA. Funding is provided from the Fayette County general funds.

Elections: Fayette County provides this service (on a contractual basis) to all entities. Funding is provided from general funds from each entity

Engineering: Fayette County, Peachtree City, Fayetteville, Brooks and Tyrone provide this service for their respective jurisdictions. Each entity **provides** this service in order to maintain local control and provide the level of service their citizens expect. Funding is provided from general funds from each entity

Extension Service: Fayette County Extension Service provides this service throughout the County. A cooperative agreement exists between the Extension Service and Fayette County to provide educational and technical services to homeowners and businesses in the areas of Agriculture, Horticulture, Environment and Family and Consumer Sciences. Funding is provided from county general funds

Fire and Emergency Services: Fayette County has fire protection responsibilities for its unincorporated areas and the municipalities of Brooks, Tyrone and Woolsey. In addition to fire protection, Fayette County is the designated EMS provider for the zone that encompasses all areas within Fayette County with the exception of the area within the municipal boundary of Peachtree City. Fayetteville has fire protection responsibility for the area within its corporate limits. Similarly, Peachtree City provides fire protection within its municipality. In addition, Peachtree City is the designated zone provider for emergency medical service within its municipal boundaries. All three cities have mutual aid agreements in effect. Fayette County and the City of Fayetteville in addition to mutual aide, participate in automatic aide where the closest available unit responds to the emergency call irrespective of political boundaries. Peachtree City has elected to not participate with Fayette County in this reciprocal assistance program.

Fayette County is the designated emergency management agency for the county and its municipalities. All agencies utilize the services of a single consolidated communication dispatch center. Additionally, joint training programs are periodically undertaken between the various departments. Services provided and service levels are determined independently by each jurisdiction.

Library : Fayette County, Peachtree City and Tyrone provide this service through the Flint River Regional Library System. Brooks provides this service for its residents. There does appear to be a potential need for formal agreements addressing the inter-library book program, children's story time/book researching the feasibility of establishing a Fayette County Library System to provide and enhanced level of service more cost effectively. Funding is currently provided from the General Funds for Brooks and from state and general funds from the remaining entities.

Planning and Zoning: All entities provide this service for their respective jurisdictions. No formal cooperative agreements are in effect at this time. However, there is coordination between the respective agencies as needed. Each entity feels a need to continue providing these services in order to maintain local control and provide the level of service their citizens expect. Funding is provided from general funds from each entity. No change in service delivery is anticipated.

Police: Fayette County, Peachtree City, Fayetteville and Tyrone provide this service for their respective jurisdictions. Fayette County provides law enforcement for the unincorporated county and the cities of Brooks and Woolsey. Fayette County also provides jail services for all agencies. The Fayette County Sheriff's Department has entered into formal agreements to provide detention facility services to all municipalities in Fayette County. In addition, all agencies have entered into formal mutual aid agreements as required by National Accreditation. Each entity feels a need to continue providing this service in order to maintain local control and provide the level of service their citizens expect. Funding for the departments is provided from general funds from each entity, and funding for the jail is provided from general funds and court fees as designated by the State. The entities have not reached consensus on how Sheriff's Department resources and funding should be allocated throughout the County, and discussions will continue.

Public Works: Fayette County, Peachtree City, Fayetteville and Tyrone provide this service for their respective jurisdictions. Services provided include Road Maintenance, Ground Maintenance, Building Maintenance, Fleet Maintenance, Transportation (New Construction) and Public Works Project Contracting. The level of services provided varies among the communities. Current cooperative efforts and formal agreements include the Fleet Maintenance Agreement, Public Works Project Contracting Agreement, Sharing Expensive Specialized Equipment Agreement and LARP Agreement. Each entity feels a need to continue providing these services in order to maintain local control and provide the level of service their citizens expect. Funding is provided from general funds from each entity. The entities are pursuing an agreement by which Fayette County would assist the municipalities in road resurfacing and maintenance. The entities have not reached consensus on how County road improvements and maintenance resources and funding should be allocated throughout the County, and discussions will continue.

Purchasing: All entities provide this service for their respective jurisdictions. Fayette County, Peachtree City, Fayetteville, Tyrone, Brooks, Woolsey and the Fayette County School Board have entered into a Collaborative Purchasing Agreement through which the entities may choose to purchase goods and services in bulk to maximize on the associated economies of scale. Actual costs of goods and services purchased provided from general funds from each entity.

Recreation: Fayette County, Peachtree City, Tyrone and Brooks provide this service for their respective jurisdictions. The types of programming and services provided vary in each community, but generally include Youth and Adult Recreation Programs (softball, baseball, basketball, soccer, football, etc.), Instructional Classes, Special Events, Camps and Aquatics. The level of service provided varies among the entities. Current cooperative efforts and formal agreements include agreements with the Community Schools, Board of Education and Municipalities, Youth Sports Associations, Private Sector Providers and Semi-Private Organizations. Each entity feels a need to continue providing these services in order to maintain local control and provide the level of service their citizens expect. Funding is provided from user fees and general funds from each

entity. The entities have not reached consensus on how County recreation resources and funding should be allocated throughout the County, and discussions will continue.

Sewer: Peachtree City Water and Sewerage Authority (WASA) and Fayetteville provide this service to the residents of Peachtree City and Fayetteville, respectively. Fayette County provides meter reading and billing services for WASA. There are no arbitrary sewer fees. Each system is established as an Enterprise Fund with funding provided from user fees and general funds.

Solid Waste: Brooks provides this service to its residents. Fayette County and Peachtree City do not provide curbside solid waste services. Residents use private sanitation companies. However, both agencies do provide recycling stations. Fayetteville and Tyrone provide curbside solid waste services (including recycling) through contracts with Waste Management of Georgia. All entities have adopted a Joint Comprehensive Solid Waste Management Plan, which has been approved by the Department of Community Affairs (DCA). Keep Fayette Beautiful and Peachtree City are currently exploring the feasibility of a joint recycling program. Funding for these services is provided from user fees and general funds.

Water: Fayette County, Fayetteville and Brooks provide this service for their respective jurisdictions. Fayette County provides water service to the unincorporated county, Peachtree City, Tyrone, Woolsey, and areas of Fayetteville. Fayette County has an agreement with Fayetteville that establishes water service areas resulting in Fayetteville serving areas of Fayette County and Fayette County serving areas of Fayetteville. Fayette County has a long-term agreement with Brooks in which it leases a water tower to Brooks. Fayette County has a long-term water withdrawal agreement with Peachtree City for use of the municipally owned Lake Peachtree as a water reservoir. Fayette County does provide emergency backup water service to Fayetteville and Brooks. Additionally, Fayette County's reservoir is factored into Fayetteville's water supply plan and permit, resulting in Fayetteville not having to construct and operate a reservoir. There are no arbitrary water fees. Each system is established as an Enterprise Fund with funding provided from user fees.

5.5 Intergovernmental Coordination

Adjacent Local Governments

Fayette County maintains a high level of coordination with the five municipal jurisdictions of Fayetteville, Peachtree City, Tyrone, Brooks and Woolsey. The Fayette County Service Delivery Strategy documents those areas of coordination.

Additionally, Fayette County has local agreements with adjacent counties in the form of mutual aid agreements for fire services, emergency response, and police backup.

Independent Special Authorities and Districts
Fayette County actively participates with the Atlanta Regional Commission on the staff and Board levels. Representatives attend meetings of standing committees, special task forces and ARC Board meetings. Review comments are provided for Developments of Regional Impact and other reviews as needed. The coordination also involves the Georgia Regional Transportation Authority and the North Georgia Water Planning District.

School Boards
The Fayette County government interfaces directly with the Fayette County Board of Education on a continuing basis.

Independent Development Authorities and Districts
The Fayette County Development Authority is the primary economic development agency for Fayette County. There is regular coordination with the FCDA.

Federal, State or Regional Programs
The county coordinates with federal, state and regional agencies on implementation of mandated programs including the Solid Waste Management Program, Watershed Protection, Stormwater Management and Greenspace Preservation.

The county also coordinates with the state and regional agencies on environmental health, public health and public safetygrams.

5.6 Transportation

Fayette County is showing the growing pains common to most counties of a rural nature experiencing rapid growth. From 1980 to 2000, Fayette County's population grew from 29,043 to 91,263, an increase of 214 percent. This growth has placed large volumes of traffic on rural roads and two-lane state highways not designed for such capacity. In addition to the growth in Fayette County, growth in surrounding counties is adding to the traffic volume in Fayette County. As Fayette County grows, its transportation facilities must be improved to accommodate the increasing demand.

In an effort to address transportation needs an update the Fayette County Transportation Plan was completed in 2003. The municipalities within the county participated in the planning process. The plan recommends transportation improvements in both the unincorporated county and the municipalities. Implementation of the improvements range from 2003 to 2025. The total cost for these improvements is approximately $266 million. The transportation improvement projects defined in the plan are discussed under the section entitled Assessment of Current and Future Needs.

Inventory
The following section provides an inventory of Fayette County's existing transportation system, including highways and roads, bicycle and pedestrian ways, current transportation options, railroads and airports.

Highways and Roads
Six major highways provide access to, from, and within Fayette County.

State Route 85 runs south from I-75, through Clayton County, into Fayette County north of Fayetteville. This four-lane highway continues south through Fayetteville where it narrows to two lanes and continues south into Coweta County. This is the most highly traveled state highway in the county and carries some 44,200 vehicles a day.

State Route 54 is the main east-west highway in the county. It extends from Coweta County on the west, through Peachtree City, eastward through Fayetteville, to Clayton County. SR 54 is a four lane, divided highway from SR 74 in Peachtree City to McDonough Road, east of Fayetteville. The sections west of SR 74 and east of McDonough Road remain two lanes. The most heavily traveled portions of this highway carry 33,000 vehicles a day.

State Route 74 is a four lane highway from Interstate 85 south to SR 54 in Peachtree City. South of SR 54, it becomes two lanes, ending at SR 85. This major access to Interstate 85 and the Atlanta Metropolitan Area carries 31,600 vehicles a day.

State Route 314 extends southward from Hartsfield International Airport to SR 85 in Fayetteville. The southern portion of this highway (SR 279 to SR 85) is a four lane divided highway. The major commuting route for airport workers, this highway carries 22,400 vehicles a day.

State Route 279 runs south from I-285 in South Fulton County, entering Fayette County at SR 138. It proceeds southwest across SR 314 and ends at SR 85 north of the City of Fayetteville. SR 279 is a two-lane highway and carries 16,700 vehicles a day.

State Route 92 extends southward from Fulton County, running northwest to southeast through Fayetteville and Woolsey, and continuing into Spalding County. It is two lanes throughout Fayette County, except for the section with passing lanes on SR 92 north and the section in the City of Fayetteville where State Routes 85 and 92 merge. This highway carries commuter traffic from Griffin and Spalding County north to the airport and the Atlanta Metropolitan Area. Such traffic totals 13,800 vehicles a day.

The County's Thoroughfare Plan classifies streets by a hierarchy system based on street function. The classifications used by the Thoroughfare Plan include arterial, collector and local streets. The three categories of street classification are discussed below:

Arterial Streets - An arterial street is intended to provide swift, safe, and convenient traffic movement within and through the county. A major thoroughfare, an arterial street generally moves high volumes of traffic through

the county and provides access to the interstate network. Arterial streets generally accommodate two or four lanes of moving traffic, often with turning lanes to accommodate traffic flow.

Collector Streets - Collector streets distribute traffic from arterials to local streets and adjacent land uses. They also collect traffic from local areas and distribute it to the arterial network. The collector network primarily serves localized areas. The main difference between collector and arterial streets is the length and type of trip accommodated.

Local Streets - A local street provides access to adjoining properties and circulation within a limited area. Local streets are usually low volume roads associated with subdivisions or areas which are primarily residential in nature. They comprise the highest percentage of total street miles within the county.

The Fayette County Road Department maintains approximately 468 miles of roads of which 61 miles are unpaved. The county maintains all roads in the unincorporated area, Brooks and Woolsey. The Town of Tyrone, the City of Fayetteville, and the City of Peachtree City perform maintenance on their roads, but the Fayette County Road Department provides repaving services to these cities by contract.

The interstate system presently serving the Atlanta Metropolitan Area does not pass through Fayette County. The closest interstate highway, Interstate 85, is approximately 1.5 miles to the north. Local access to Interstate 85 is provided through SR 74 and Palmetto Road.

Bicycle and Pedestrian Ways

Fayette County has a county-wide bicycle plan, as part of the Regional Transportation Plan (RTP), on file with the Atlanta Regional Commission. This submittal allows the county to apply for any available state/federal funds, such as Intermodal Surface Transportation Efficiency Act (ISTEA) funds. The bicycle plan generally provides bicycle path connections between county municipalities, recreational areas (Kiwanis and McCurry Parks), historic areas (Starr's Mill) and adjacent counties (Fulton and Clayton).

Fayette County has received a Safe Routes to Schools grant for a multi-use path along Redwine Road in the area of the Starr's Mill School Complex. The project is in the design phase and construction could start in 2012.

Transportation Options

Fayette County's residents are dependent on the automobile as the major mode of transportation. Publicly funded transportation does not exist in Fayette County. Car and van pool use is minimal. A privately owned shuttle service transports commuters to downtown Atlanta from Peachtree City.

The Georgia Department of Transportation (GDOT) completed a Commuter Rail Plan in September 1995 that recommended the phased implementation of six commuter rail lines

using existing rail corridors. One proposed line would use the existing Seaboard System rail line through Fayette County with proposed stations in Tyrone and Peachtree City. The commuter rail service would terminate in Senoia. To date, the development of the Atlanta to Senoia commuter rail service through Fayette County has not been scheduled.

Airports

Falcon Field in Peachtree City, within the confines of the Peachtree City industrial area, is the county's only general aviation airport. This airport is experiencing an increase in the amount of corporate usage. A 5,200 foot all-weather-lighted runway allows this airport to accommodate corporate jets and smaller commercial airplanes. There are also a number of small private landing fields located in the county.

Railroads

There are two rail lines running through Fayette County: Seaboard System and Norfolk Southern. The Seaboard System line runs from Fulton County through Peachtree City to Senoia. Rail service to industrial areas in Peachtree City is provided by CSX Railroad on this line. The Norfolk Southern line runs east/west from Griffin through Brooks to Senoia. The Norfolk Southern line is no longer in use although the tracks are still in place.